

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

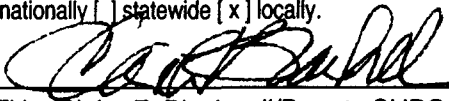
historic name Downtown Cole Camp
other names/site number Central Cole Camp Historic District [preferred]

2. Location

street & number An area comprised of the 100 blocks of East and West Main St. most of Maple Street, 105 E. Butterfield,
106 N. Olive St. and 107 N. Boonville Road [N/A] not for publication
city or town Cole Camp [N/A] vicinity
state Missouri code MO county Benton code 015 zip code 65235

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments ☐.)


Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO
Missouri Department of Natural Resources
State or Federal agency and bureau

26 February 2002
Date

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.
(See continuation sheet for additional comments ☐.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

See continuation sheet ☐.

☐ determined eligible for the
National Register.

See continuation sheet ☐.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:)

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property		
		Contributing	Non-contributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	37	4	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	1	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	37	5	Total

Name of related multiple property listing.

**Number of contributing resources previously
listed in the National Register.**

Historic Resources of Cole Camp, MO

N/A

6. Function or Use

Historic Functions

COMMERCE/TRADE/ department store
COMMERCE/TRADE/ specialty store
INDUSTRY/manufacturing facility
DOMESTIC/ multiple dwelling
DOMESTIC/ single dwelling
RELIGION/ religious facility

Current Functions

COMMERCE/TRADE/ department store
COMMERCE/TRADE/ specialty store
INDUSTRY/manufacturing facility
DOMESTIC/ multiple dwelling
DOMESTIC/ single dwelling
RELIGION/ religious facility

7. Description

Architectural Classification

Other: One Part Commercial Block
Other: Two Part Commercial Block
Other: Automobile Related

foundation Stone
 walls Brick
Weatherboard
 roof Asphalt
 other Metal
Wood

Narrative Description See continuation sheet [x].

See continuation sheet [x]

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8. Statement of Significance

Applicable National Register Criteria

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

#

☐ recorded by Historic American Engineering Record

#

Areas of Significance

Commerce
Architecture

Period of Significance

ca. 1881-ca. 1951

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect/ Anderson

Builders/ Keiffer and Laughlin

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository: Cole Camp Area Historical Society

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10. Geographical DataAcreage of Property 7.8 acres**UTM References**A. Zone Easting Northing
15 479170 4256780B. Zone Easting Northing
15 479350 4256860C. Zone Easting Northing
15 479420 4256845D. Zone Easting Northing
15 479440 4256700

[x] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Debbie Shealsorganization Private Contractor date November, 2001street & number 406 West Broadway telephone 573-874-3779city or town Columbia state Missouri zip code 65203**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See appendix for individuals Project Sponsor: City of Cole Camp, Project Contact: Bob Owensstreet & number PO Box 58 telephone 660-668-4613
city or town Cole Camp state MO zip code 65235

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7. Description, continued.

Architectural Classification

LATE VICTORIAN
LATE VICTORIAN/Romanesque Revival
LATE VICTORIAN/Italianate

foundation Concrete
 walls Metal
Concrete block
Wood
 roof Metal
Synthetics
 other Metal
Wood
Stone
Terra Cotta

Summary: The Central Cole Camp Historic District, in Cole Camp, Benton County, Missouri is a commercial area which covers approximately 5 acres of land. It is the core of the main commercial center of Cole Camp, and contains nearly all of the intact historic commercial buildings in the community. The town's only traffic signal, which is located at the intersection of Main and Maple Streets, is in the center of the district. The boundaries include roughly two blocks of each of those streets; most buildings face Maple Street. The vast majority of the buildings in the district are commercial buildings which are set close together, and close to the street. There are only two buildings within the boundaries which were not built for commercial or light industrial use; a small frame house on Maple Street, and a large brick church on the west edge of the district. One of the largest buildings in the district is the Daisy Roller Mill, a flour mill which has served the community since the late 1880s, and which has been run by the Missouri Farmer's Association since the 1920s. Construction dates for contributing buildings in the district range from ca. 1881-ca. 1936; the period of significance thus runs from ca. 1881 to 1951, the arbitrary fifty year cut off point.

Overall, the resources of the district are highly intact, and representative of two of the three historic contexts laid out in the Multiple Property Submission (MPS) cover document, "Historic Resources of Cole Camp, Missouri." Of the 41 buildings within district boundaries, 37 are contributing. There are 38 properties altogether, and only four buildings and one structure are non-contributing. Almost all of the buildings in the district are in good physical condition, and most are still used much as they were during the period of significance. The commercial center at Main and Maple developed just after rail service became available in Cole Camp in 1880, and the district reflects the following contexts from the MPS cover document: "Period II, Early Railroad Era: 1881-1914", and "Period III, Early Twentieth Century Development: 1915-1951". The district is also representative of the rest of the community, in that most of the buildings there, (26 of 34) were

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built during Period II. All of the commercial property types and subtypes discussed in the cover document can be found within district boundaries. The most distinctive, and most numerous, building types are one-part commercial blocks, two-part commercial blocks, and automobile related buildings. Other contributing properties include the mill, 2 Romanesque Revival buildings, a small house with Second Empire styling, and an assortment of other commercial buildings. Although few of the buildings anywhere in the community are highly styled, most district properties have at least vestigial elements of either Late Victorian or Craftsman styling. Overall, the area today appears much as it did in the 1930s, and continues to reflect its long history as the commercial center of Cole Camp, Missouri. △

Elaboration: The historic district is located in the northeast part town, along two of the most important commercial arteries in the community, Main Street and Maple Street. Almost all of the properties in the historic district face either Main or Maple. That area is still the commercial center of town, and district boundaries include most of the current commercial area as well. (See Figure One.)

Main Street, which is also State Highway 52, is the primary east-west road through town. Nine of the contributing buildings in the district face that road. (See Figure Two.) Most of the buildings which face Main Street are on the west edge of the district, in the 100 block of East Main. The Viets Ford Agency garage is on the western edge of the district, and a row of one part commercial blocks lines both sides of the street on the block east of that. The Citizens Bank, which is one of the more prominent commercial buildings in town, is located at the corner of Main and Maple, and has its longest face toward Main Street. The only other district property to face Main is a tiny gable-front commercial building located a half block past Maple, on the east edge of the district.

Most of the other properties face Maple Street, a two block street bisected by Main. Maple Street was created when the railroad came through in the 1880s. (The depot and tracks originally sat near the north end of Maple Street; the tracks were removed and the depot demolished decades ago.) The north block of Maple runs between Main Street and the original path of the railroad tracks, and the south end runs between Main and Butterfield, which was an important regional thoroughfare when Maple Street was laid out. All except for three of the buildings in the district, a church, a blacksmith shop, and a filling station, face one of those two roads.

The Congregational Church, which is on Boonville Road on the west edge of the district, is a large red brick building with Romanesque Revival styling. The steeple of the church is visible from many parts of the historic district. On the other side of Maple Street is an early 20th century blacksmith shop which was still in operation at least into the 1930s; it is a modest side gabled building with board and batten wall sheathing. Finally, the Leonard Oil Station sits at the intersection of Boonville and Butterfield, at the southwest corner of the district.

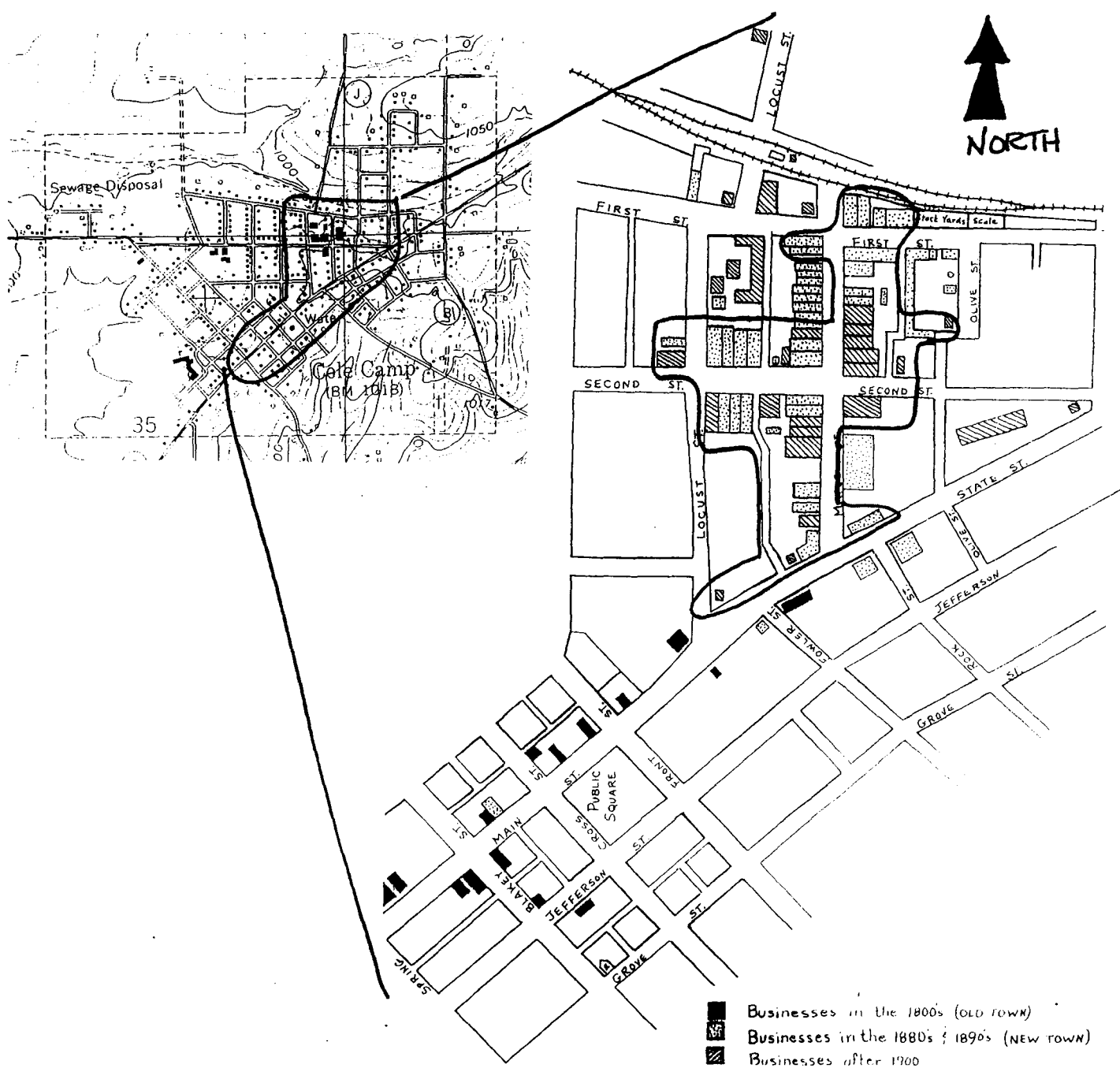
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Figure One. Historic business locations and current historic district boundaries. Base map from Cole Camp Area Historical Society. Cole Camp Area History: 1839-1976. Shawnee Mission, KS: Kes-Print, Inc, 1976.



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Figure Two. District Site Plan. Drawn by Debbie Sheals, from Benton County Tax Maps.

Resource Count:

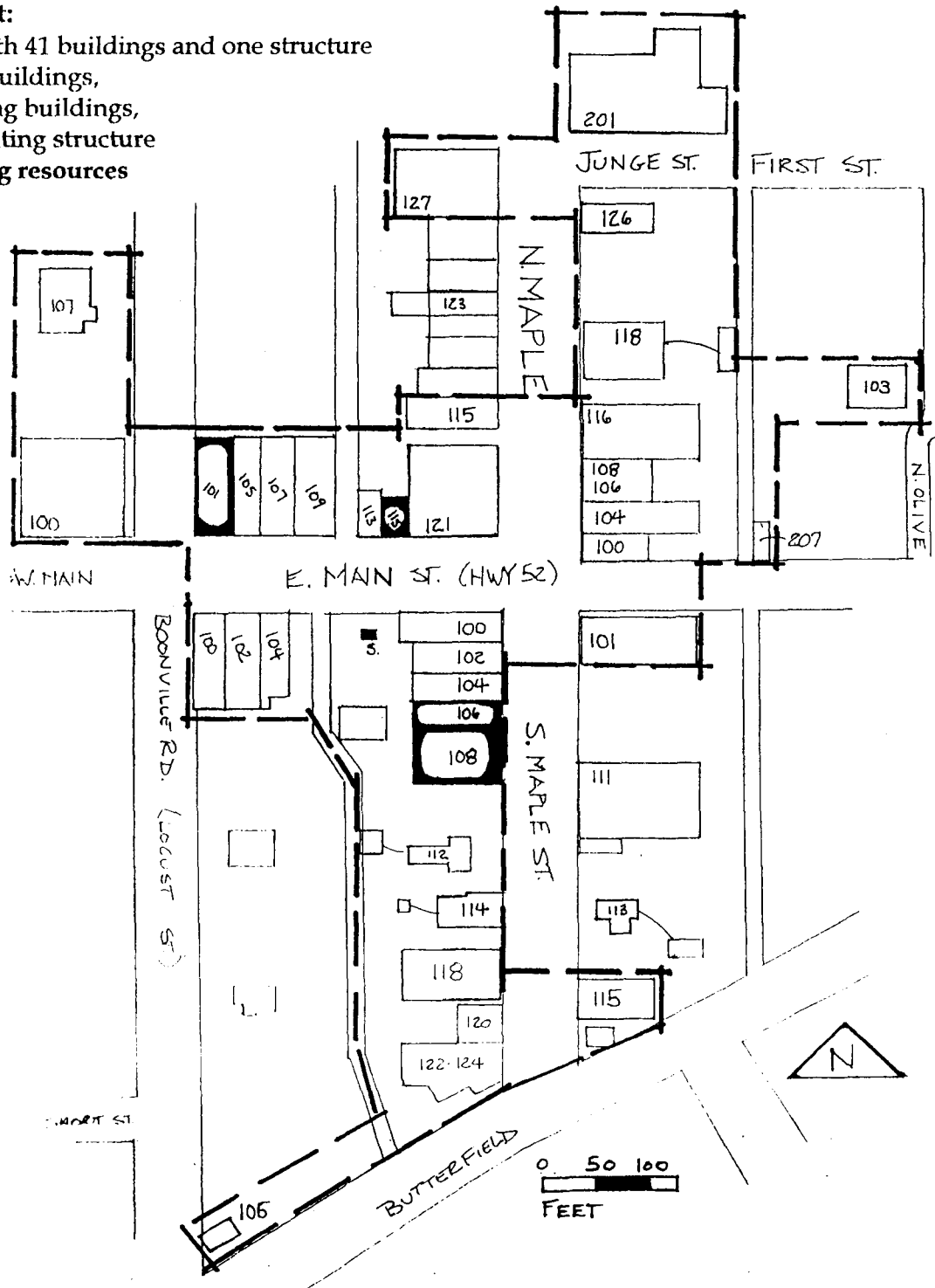
38 Properties, with 41 buildings and one structure

37 contributing buildings,

4 non-contributing buildings,

one non-contributing structure

Non-contributing resources
are darkened.



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The northern edge of the district is anchored by the Daisy Roller Mill on Junge Street, and the Kroenke Dort building, which faces Maple Street. The north half of Maple Street contains most of the two-part commercial blocks in the district. The west side of that block is lined with intact one- and two-part commercial blocks, all of which were built during the second period of development discussed in the MPS cover document: "Early Railroad Era: 1881-1914." The west side of the street, much of which is outside the district boundaries, is less intact; several of the buildings there date to the 1960s or later.

The south part of Maple Street has the most diverse collection of resources in the district. Buildings there vary in date from the late 1880s to the mid 1930s, and have a variety of forms. The only single-family residence in the district is on the east side of the street, between early hotel buildings to the south, and a row of one-part commercial blocks to the north. The Cole Camp Mercantile building, at the southeast corner of Main and Maple, is one of the largest intact one story commercial buildings in the district. An area on the west side of the block which is not in the district contains another early residence and a large early lumber company building; although both of those buildings are early, they were excluded due to modern sheathing materials. The end of South Maple, which intersects with Butterfield, offers an intact grouping of historic travel-related buildings. The Frederick filling station is on one corner, and a large hotel and store building is on the other.

The buildings found in the district include examples from the last two historic contexts discussed in the Multiple Property Submission Cover Document, "Historic Resources of Cole Camp, Missouri." As in the rest of the community, most of the development in the district occurred during Period II, "Early Railroad Era: 1881-1914"; roughly 75% of the buildings in the district were built during that period. The remaining contributing properties were developed during the last historic period, III. "Early Twentieth Century Development: 1915-1951". As a group, the buildings of the district offer a representative cross section of the types of commercial properties built in Cole Camp after the introduction of rail service.

Most of the buildings in the district are one and two story commercial buildings which have prominent open storefronts across their facades, and some sort of ornamentation at their roofline. An impressive number have intact historic storefronts, many of which have seen no alteration of note in nearly a century. Intact examples include both custom-made and prefabricated units. The custom units have all-wood components, while the prefabricated units often contain a combination of cast iron, pressed sheet metal and wood. The two most common prefabricated storefront suppliers during the period of significance were Christopher and Simpson of St. Louis, and the George L. Mesker Co., of Indiana; nameplates from those companies remain in place on several of the buildings in the district.¹

Several of the buildings also have prefabricated cornices and other architectural

¹ See the MPS cover document, Section E., Context IV.

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ornamentation from the same companies. Brick commercial buildings which do not have prefabricated cornice units almost always have some sort of ornamental brick cornice, several of which are quite complex, with multiple courses and patterns.

Many of the storefronts on the commercial buildings are sheltered by lightweight frame and metal awnings which are apparently quite early. Historic photos and Sanborn maps show that many of them have been in place since at least 1912. It would appear that the awnings were added to the downtown area as an early civic improvement program; they are of a very uniform configuration, and all appear to have been installed about the same time. The shed-roofed awnings, which are referred to simply as "early frame awnings" in the individual property descriptions, are all connected to the buildings just above their storefront openings, and are supported from below by heavy iron rods which angle down to attach to the front walls. Most of the awnings are now roofed with asphalt shingles; historic photos and Sanborn maps show that some had standing seam and corrugated metal roofing early on, while others had composition roofing by 1930.

Individual Property Descriptions

Historic names and construction dates listed below are based upon tax records, Sanborn Maps, and other sources. The historic names reflect the first known business tenant and/or owner. Early business names were used if known. In most cases tax records were consulted in five year intervals, and most construction dates are therefore assumed to be accurate to within a five year period. Outbuildings were not specifically dated; if an outbuilding appeared to be more than fifty years old, and relatively unchanged, it was counted as a contributing building. See the attached Property Footprint Map for addresses and locations; [c]= Contributing [nc]= Non-contributing.

1. Congregational Church, 107 N. Boonville Rd., 1913. A large brick church with a steepled ell plan and very simple Romanesque Revival styling. The main body of the church, and the steeple, each have flared hip roofs, and there are large cross gables on two elevations. The roofs are sheathed with ornamental metal shingles and the main roof and the steeple are topped with tall ornamental finials. The openings of the belfry at the top of the steeple have been partially filled in; the openings in the brick are unchanged. The building has red brick walls with some corbel tables, and most window openings have sawn limestone sills and lintels. The main stained glass windows and the front door openings are topped with high half-round arches, and the art glass in the windows is early or original. [c]

2. Viets Ford Garage & Agency, 100 W. Main St., 1920. A large one story commercial garage with a flat roof, concrete foundation, and brick walls. The facade is six bays wide; shallow brick piers divide the bays, and the two central bays are topped with sloped parapets to mimic a front gable. Flat parapets along the side walls are stepped back from the facade. There is a car-width opening in one central bay and a man-door in the other. The man-door and all of the window openings are

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topped with new canvas awnings. Most of the window openings of the building have paired one-over-one windows which appear to be early, but may not be original. The building is on a deep corner lot, facing Main Street. [c]

3. Woodman Hall, 100 E. Main St., 1901. A two story, two-part commercial block with a flat roof, stone foundation, and brick walls. The building has early or original one-over-one windows at the second floor, the sash of which are arched to fit the segmental brickwork arches of the openings. A plaque over the center second floor window reads "MWA 1901." (For Modern Woodmen of America.) The wooden storefront, which may have been custom-made, is largely intact. The upper part of the facade is faced with what appear to be new bricks, but it has an ornamental cornice which is similar to others in the district. There is a relatively new one story frame addition along the back of the building which also spans the back of the building at 102 E. Main. [c]

4. Beckman, Wm., Building, 102 E. Main St., 1898. A one-part commercial block with a flat roof, concrete foundation, and brick walls. The building has an early or original storefront which is largely intact; the transoms have been covered, but appear to be intact beneath. The front doors and screen doors are early or original. The front parapet has part of a corbeled cornice, above which is a frame panel and a prefabricated George Mesker cornice. The frame section is not original, but appears to be relatively early. The interior has a good deal of original fabric, including an ornamental pressed metal ceiling. Segmental arches top the early or original two-over-two windows on the back wall. There is a relatively new one story frame addition along the back of the building which also spans the back of the building at 100 E. Main. [c]

5. C. F. Berry Store, 104 E. Main St., 1898. A one-part commercial block with a flat roof, concrete block foundation, and brick walls. The building has an open storefront which is largely early or original; the upper parts of the windows have been covered, but appear to be intact beneath. The front doors are modern. The corbeled brick cornice along the top of the facade is original, as is a heavy steel header across the entire storefront. The rear windows are partially blocked in; the segmental arched openings are intact. [c]

6. 101 E. Main, ca. 1900. A one part commercial block with modern brick sheathing and small plate glass display windows on the facade. The building was remodeled to its current appearance within the last few decades. [nc]

7. (Dr.) Dick Drug Store, 105 E. Main St., ca. 1899. A one-part commercial block with a flat roof, brick walls, and a prefabricated storefront made by Christopher & Simpson. The highly intact storefront is sheltered by a frame and metal awning that is early or original. There is an embossed tin ceiling above the entranceway, and several original interior features are also intact. An elaborate corbeled brick cornice which includes an unusual double dogtooth course is shared by

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this building and the building immediately to the east, at 107 E. Main. The neighboring property also shares the awning. [c]

8. Junge Hardware, 107 E. Main St., ca. 1899. A one-part commercial block with a flat roof, brick walls, and a prefabricated storefront made by Christopher & Simpson. The storefront is highly intact and in good condition. Although made by the same company as 105 E. Main, this storefront has a slightly different design. An elaborate corbeled brick cornice which includes an unusual double dogtooth course is shared by this building and the building immediately to the west, at 105 E. Main. The neighboring property also shares the early or original sidewalk awning. There are segmental arches on the one-over-one windows on the rear wall. That elevation also has a double doorway, and what appears to be a loading door to the basement which has a wide segmental arched opening. [c]

9. Bill Hink's Shoe Shop, 109 E. Main St., ca. 1899. A one story boomtown front building with a flat roof, concrete and stone foundation, and tin sheathed walls. There is a large garage-size sliding door on the facade, with a small display window and doorway next to it. The front window is early or original, with fixed panels, and there are newer one-over-ones on the side wall, which faces a narrow alley. A small structure on the back wall is probably an early "hanging outhouse". Interior features of note include a wood floor which appears to be original. [c]

10. Wright Butcher Shop, 113 E. Main St., ca. 1909. A small, one story, boomtown front building with a gabled roof, and a stone and concrete foundation. The building has wide storefront windows and paneled wooden bulkheads, as well as a recessed entrance and a wooded awning above the storefront. The paneled double front doors and awning are early or original. The storefront openings themselves appear to be unchanged; the units may be newer. The side and rear walls are sheathed with corrugated tin of indeterminate age. [c]

11. 115 E. Main St., ca. 1960s or 70s. A low one story commercial building with a brick facade, a central doorway and square fixed glass display windows. [nc]

12. Citizens Bank, 121 W. Main St., 1898. A Romanesque Revival building with a flat roof, stone foundation, brick walls, and arched windows. The ornamental corbeled brick cornice has ornamental terra cotta panels as well as bricks; it is highly intact and the most elaborate custom brick cornice in Cole Camp. The corner of the building which faces the intersection of Main and Maple is angled; tiles set above the second floor window there read "Citizens Bank 1898." The ground floor is sheltered by a large modern canvas awning which replicates the early bank awning shown in several historic photographs. All of the windows in the building are modern, but set into original openings. A one story addition to the north has similar in fenestration and materials. The north addition includes the former Boesch's store of that location. A freestanding clock in front

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of the building may be original. [c]

13. Tailor Shop, 207 E. Main St., ca. 1912. A very small one story frame building with a front gabled roof, concrete foundation, and one-over-one windows. The walls are sheathed with narrow weatherboards which are early or original, and accented with pilaster corner boards and simple flat cornice boards. Small simple molding runs along the tops of window frames. The small hood over the front door has exposed rafters and triangular brackets. It appears that two or more side windows were blocked in at an early date. [c]

14. Daisy Roller Mill, 201 E. Junge St., ca. 1888. A large frame mill complex which has a three story mill to the east, and a wide single story wing to the west. This started out as three separate businesses. The tall building on the east is the original mill; in the 1920s, the center section was Art Michael's Garage, and the west end of the building was C. L. Parks Produce Co. They have all functioned as a single property for many decades, and the building still houses a mill business. The low part of the building has a good deal of fairly new finishes, while the mill section does not appear to have changed significantly since 1920 or before.² The complex has low pitched gable roofs, a concrete foundation, and corrugated tin sheathing. The tallest part of the roof is topped with early lighting rods which have glass globes. The wall sheathing on the tallest part of the building is very early; that on the one story section is relatively new. Most windows in the building are double hung; those in the tall section have six-over-six sash which are early or original, many of the other windows have one-over-one sash. Lightweight frame awnings run along most of the facade; at least part of the awnings have been in place since the 1920s. There is an open shed attached to the east wall and a pair of large metal grain bins close to the back of the building. [c]

15. Kroenke Dort Sales & Service, 121 N. Maple, ca. 1919. A large one story commercial garage with a flat roof, concrete foundation, and load-bearing brick walls. The building has a mixture of wood framed plate glass, and metal casement windows. The facade is four bays wide; shallow brick piers divide the bays, and the two central bays are slightly taller than those on the sides. There is a wooden car-width door in one central bay and a man-door topped by a tall four-light transom in the other; both appear to be original. The side elevation of this corner building faces north to Junge Street; that wall has six bays with the same type of brick piers found on the facade. The front two bays have bricked-in window openings, and those near the back contain large metal casements. [c]

² There is a 1920s photo of the complex in Cole Camp Area Historical Society, Cole Camp Area History: 1839-1976, (Shawnee Mission, KS: Kes-Print, Inc, 1976) p. 18.

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16. Kreisel Hardware Building, 126 N. Maple, ca. 1898. A two story brick two-part commercial block with a flat roof and stone foundation. The ground floor of the facade has a wood and glass storefront unit which is highly intact and in excellent condition. The entrance is recessed, and the paneled double entrance doors have early or original screen doors as well. The interior of the store space is also highly intact. An early frame awning with asphalt shingles shelters the storefront. The second floor of the facade has a corbeled brick cornice and double hung windows which have rock-faced sills and lintels. The side and rear window openings of the second floor all have segmental arched tops. The upper window sash are modern; the openings themselves are original and unchanged. A few small window openings on the side walls of the first floor have been bricked in; the openings are still apparent and their rock faced sills are still in place. There is a large segmental-arched loading door on the rear (north) side. A small portable storage shed is set behind the building, near the back property line. [c]

17. Eickhoff, Henry, Store and Shop, 118 N. Maple, ca. 1899-1906. This is one of the most intact commercial buildings in Cole Camp, both inside and out. It has never left the family of the builder and first owner, Henry Eickhoff, and the interior spaces still contain some early or original woodworking equipment. [c]

Store, ca. 1899: A two story frame two-part commercial block with a gable roof and a stone foundation. The walls of the facade are sheathed with sheet metal which is embossed with a brick pattern, and painted silver. The ground floor of the facade has a wood and glass storefront which is highly intact and in excellent condition. The ground floor entrance is recessed in the center of the wall, and a smaller door to the second floor is located on the south side of the facade. The storefront is composed of large display windows with single light transoms and paneled bulkheads, all of which appear to be custom made. An early frame awning shelters the storefront. All of the trim on this building is wooden—storefront pilasters and cornice included. The trim around the second floor is among the most ornamental in town, and similar to that found on a few contemporary residential buildings in the community. The one-over-one sash themselves appear to be original. The north and east walls have walls sheathed with new metal siding, and evenly spaced two-over-two wood windows which are early or original.

Shop, ca. 1906: the building was roughly doubled in size via the addition of this two-part commercial block in 1906. It also is frame, with a flat roof and a stone foundation. The front wall of the shop addition is sheathed with metal embossed to look like small blocks of rough cut stone. The ground floor has an original wide storefront which is similar to that on the earlier section of the building, but slightly simpler. The second floor of that facade has evenly spaced, one-over-one windows which are early or original; they have wood trim which is also simpler than that of the shop space. There is a very high level of integrity inside and out. The four-paneled double front doors are original and match the panels below the storefront windows. The back wall has a garage door and two-over-two wood windows, all early or original.

Outbuilding, (Edgar Blacksmith Shop) ca. 1881. (On the alley, east of the main buildings.)

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A small one story boomtown front building with a gabled roof, and metal-sheathed walls. The foundation consists of widely spaced stones set directly on the ground. The gable ends have brick-stamped sheathing, while the side walls have simple corrugated tin. There are horizontal sheathing boards beneath the original tin sheets. Both end walls have wagon-width doors, and the side walls have double hung windows which are now boarded over. The building has been vacant for a long time. [c]

18. Meyer Building, 116 N. Maple, ca. 1912. A two story, brick commercial building, with a flat roof and concrete foundation. The building was remodeled and expanded in the 1940s, and has seen no changes of note since then. The remodeling included adding another bay to the north side of the facade and partially filling the ground floor storefront spaces with brick. The ground floor is still open, with very large multi-light casement windows, and two wide doorways. A wide steel header with rosettes remains at the first floor line. The second floor has paired one-over-one windows which have stone or concrete lintels and sills. The entire facade is topped with an elaborate ornamental brick cornice; the cornice on the newer section matches the original exactly. The older part of the back wall has windows topped with segmental arches, and the newer side has concrete lintels and sills, with metal casements like those found on the facade. [c]

19. Kriesel, A., Building, 115 N. Maple, ca. 1894. A one story frame commercial building with a tall boomtown front. The building has a gabled roof, stone foundation and weatherboarded exterior walls. The boomtown front is topped with an ornate bracketed cornice that is unusual for the area. The cornice has paired scrolled brackets, set between wide rectangular panels. The lower part of the storefront has been partially enclosed with modern one-over-one windows and stone veneer over the bulkhead area. The original openings and configuration are clear, and the early storefront framing may be in place beneath the modern materials. An early frame awning spans the facade; the original paneled storefront piers and the boomtown front are intact above the awning. [c]

20. Mussman Bakery / Star Theater, 106 & 108 N. Maple, ca. 1908. A two story, two-part commercial block with a flat roof and a concrete foundation. This brick building has two full shop spaces in the ground floor, and is one of the largest two-part commercial blocks in the district. The metal and wood storefronts were manufactured by Christopher and Simpson, of St. Louis; they are largely intact and feature large display windows with minimal bulkheads. The ceilings over the recessed shop entrances are sheathed with pressed tin. The second floor windows are early or original one-over-ones; there are two paired units in the center, with a single window on each side. The windows all have concrete sills and lintels, and the facade is topped by an ornamental brick cornice. An early awning covers both shop spaces; it is sheathed with heavy shake shingles. The basement of this building is partially above grade, and the doorways are reached by concrete steps. Small windows with segmental arched tops are set in the foundation, beside the steps. [c]

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21. Dieckman Building, 104 N. Maple, 1906. A one-part commercial block with a flat roof, stone foundation, and brick walls. The building has a highly intact storefront manufactured by George Mesker & Co. The storefront has two-light transoms above very large display windows; the windows reach almost all the way to the ground, and there are no bulkheads. Vertical cast iron piers accent the facade, and the original double entrance doors are centered and recessed. The display windows and transoms are almost exactly like those found on the building next door, at 100 N. Maple. The ceiling over the entranceway is sheathed with ornamental pressed tin, and some pressed tinwork remains beneath the modern drop ceiling inside. An early historic photo shows that the wall above the brick corbel table originally carried a prefabricated cornice similar to the one on the building to the south, at 100 N. Maple. [c]

22. Peoples Bank Building, 100 N. Maple, 1906. A Late Victorian two-part commercial block, two stories tall, with a flat roof and brick walls. The building is located at the main intersection in the area, and the entrance is set into the corner closest to that intersection. The recessed entranceway is supported by a cast iron column at the corner of the building. The building has a highly intact ground floor storefront manufactured by George Mesker & Co. The storefront has two-light transoms above very large display windows, which reach almost all the way to the ground. Vertical cast iron piers accent the facade and the corner entranceway. The display windows and transoms are almost exactly like those found on the building next door, at 104 N. Maple. There is high relief brick corbeling at the cornice line of the facade and the side elevation, and both walls have a George Mesker prefabricated cornice above the corbel table. There is a concrete belt course at the first floor line of the facade, and the second floor windows on both walls have concrete sills and lintels. Similar lintels are found over the tall door and window openings of the south side wall, which faces Main Street. [c]

23. Schwald Mercantile, 102 S. Maple, ca. 1894. A one-part commercial block with a flat roof, stone foundation, and brick walls. The building has very tall storefront units made by Christopher and Simpson, and an early wood awning which spans the facade. The storefront is relatively intact; there is a new door, and the transom spaces have been partially enclosed. There is a corbeled brick cornice along the on facade, which faces S. Maple Street, as well as along the north wall, which faces Main Street. The window openings on the north side have rock-faced stone sills and segmental brick arches; the windows themselves are covered. An early or original sign is still visible on the bricks of the north wall. [c] There is a modern open pavilion with metal posts and a metal roof in the parking lot west of the building. [nc structure]

24. Cole Camp Mercantile, 101 S. Maple, ca. 1924. A one story, broad-front commercial building with a flat roof, concrete foundation, and brick walls. The storefront of this building is notably lighter in scale than others in the district, with very thin metal dividers between large sheets of plate glass. The wide entranceway is recessed in the center of the facade, beneath a continuous row

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of transoms. The words "Cole Camp Mercantile" are worked into the octagonal tile of the floor within the recessed area. There are glazed green bricks in the bulkhead spaces below the windows, and ornamental brickwork panels in the front wall above the storefront. The ornamental panels and the corner piers of the building utilize wire-cut bricks, which are rarely found in Cole Camp. The facade is topped by a short parapet wall which has rectangular extensions and a smooth concrete cap. A long side stair and ramp along the north wall lead to the basement. [c]

25. Ahrens Bros. Store, 102 S. Maple, ca. 1899. A one-part commercial block with a flat roof, a stone foundation, and brick walls. The building has a tall storefront opening which has been partially enclosed, and an early wood awning which spans the facade. The storefront opening itself has not been altered, and the early front lintels and sills remain in place. The fully intact brick cornice above the awning line has recessed panels and a dogtooth course below the corbel table. The rear elevation, which has a separate shop visible from Main Street, has large one-over-one windows set in segmental arched openings. [c]

26. Grother, Louis, Drug Store #3, 104 S. Maple, ca. 1899. (The last of three known drug store locations for Mr. Grother.) A one-part commercial block with a flat roof, brick foundation, and brick walls. The brick cornice is among the simplest in town, with belt courses of brick rather than a corbel table or other ornamental work. The building has tall storefront units made by Christopher and Simpson, and an early wood awning which spans the facade. The intact storefront has tall transoms and very large display windows. Double doors are centered on the facade. Some interior features remain. The rear of the building has a modern concrete block wall. [c]

27. Old Farmers Bank Building, 100 Block S. Maple, ca. 1919. A one-part commercial block with a concrete foundation and brick walls. The building has an all-new storefront and a heavy modern wooden awning. The awning covers the facade of the building to the south as well. The small portion of front wall above the awning is covered with modern plywood siding. There are stone lintels and sills on the rear windows. [nc]

28. Early Cole Camp Courier Office, Alley west of 100 Block S. Maple, ca. 1925. A one story commercial building with a gable roof and a concrete foundation. Most of the walls are sheathed with brick-patterned sheet metal. The building also has one-over-one wood windows which are early or original. The words "Doctor O. K. Edgell" are painted on one of the rear windows. The sheathing is over horizontal sheathing boards. There are paneled wood entrance doors at the east and west ends of the building. [c]

29. Behrens Locker Building, 108 S. Maple, ca. 1945. A one-part commercial block with a flat roof, concrete block walls, and a concrete foundation. The side and rear windows have concrete lintels and lug sills. The interior and exterior of this building have been completely remodeled,

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and it has a heavy modern wooden awning across the facade. The awning covers the facade of the building to the north as well. The small portion of front wall above the awning is covered with modern plywood siding. [nc]

30. Kieffer, George, House, 112 S. Maple, ca. 1894. A small Second Empire style house with a mansard roof, stone foundation, and weatherboarded walls. The front part of the house is 1-1/2 stories tall, and there is a long one story rear ell which is early or original. The eaves of the front section are boxed, and accented with simple molded trim, and the rear ell has pilaster corner boards. The mansard roof of the front section has tall gabled dormers which have diagonal weatherboard sheathing. The house has early two-over-two wood windows which are trimmed with slightly arched molded hoods. The front porch is centered on the facade; it has ornate turned posts and scrolled brackets, and a cutwork frieze at the eaveline which has a pattern of repeating circles. [c] There is an early frame garage near the back of the lot which has weatherboard walls and a hip roof. It is at least fifty years old. [c]

31. Melvin Hotel, 114 S. Maple, ca. 1888. An two story frame hotel building with Italianate styling. The building has a hipped roof, weatherboard walls, and tall one-over-one windows which are early or original. The eaveline is accented by a wooden frieze which has scrolled brackets set between wide rectangular panels. The roof has a front hipped dormer, as well as lightning rods which retain their early or original globes. There are two paneled entrance doors on the facade. The trim on the front doors and windows consists of a small crown molding along the top of the lintel piece, under which runs a row of trim cut to form continuous diamond shapes. (This same type of trim has been seen on other Cole Camp buildings, including the Knoop house at 303 E. Butterfield.) There is a small open two story porch set into the northwest rear corner of the building. The building saw a major addition between 1913 and 1930, when the south part of the hotel was enlarged from a small one story ell to a full two story extension of the main building. The resulting seam in the front weatherboards is still visible, and house now has a form similar to that of a foursquare house. (There is no porch.) There have been no major changes since that early addition. [c] A large frame garage with vertical board wall sheathing and a low gable roof sits behind the hotel near a rear service alley. [c]

32. Michaelis, C. Peter, Building, 115 S. Maple, ca. 1884. A two story, frame, gable front building with Craftsman styling. It was originally a commercial building, and was later converted to apartments. It has a front facing clipped gable roof, a concrete foundation, and weatherboarded walls with pilaster corner boards. The windows are early wood two-over-twos with simple flat trim. The building was remodeled around the 1920s, at which time a large wrap-around porch and some Craftsman stylistic elements were added. The porch and a small one story addition near the northeast corner have notched exposed rafter ends, and the porch is supported by Craftsman style piers of rough stone, upon which are set square tapered posts. There are three side doors in the

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north wall. The building has seen few significant exterior alterations since the ca. 1920s remodeling. [c]

33. Frederich Gas Station, 115 S. Maple, ca. 1929. A Craftsman style filling station, with a hipped roof, stone foundation, and weatherboard walls. This property has always been part of a parcel which includes the building directly north of it; this building was probably built when that one was remodeled. The Craftsman style posts and notched rafter ends of the filling station match those of the new porch on the building next door. The filling station has a large drive through area beneath the main roof, and row of closely spaced light bulb sockets runs along the eaves of the drive-through. There is also a row of early or original 8-light casements which face the drive. A four-panel wood door on the east end leads to the office area. A concrete pad for a gas pump is located just east of the building. [c]

34. Feed Store, 118 S. Maple, ca. 1936. A one story commercial building with a flat roof, concrete foundation and rock-faced concrete block walls. The facade has paired one-over-one windows which are modern, but set into the original openings. (The tops of the openings are covered.) which are intact. Canvas awnings top the windows, which are lower than the original openings. A smooth concrete belt course runs along the upper portion of the facade, and the two wide entrance doors are topped with similar flat concrete lintels. The doorways are original; the doors themselves are not. There is a small frame rear ell which has a shed roof. The ell appears to be early but not original. [c]

35. Grother, Louis, Building, 120 S. Maple, ca. 1905. A two story, two-part commercial block with a flat roof, concrete foundation and brick walls. The wide building has a storefront made by Christopher & Simpson. The storefront is largely intact, although some sections of glass have been covered; the frames are unchanged. The storefront has a complex row of transoms, and large, two-light display windows. The top part of the transom consists of a row of small, nearly square panes, while the lower section has larger glass units. There is a recessed central entrance, and a smaller doorway topped by transoms, which is set on the south side of the facade. The front of the building is topped by a brick cornice with checkerboard patterned ornamentation and corbeled corners, and the second floor has three windows topped with segmental arches. The doors and windows of the back and side walls have the same type of openings; most doors and the window sash are early or original. The building has a high open front porch which it shares with the building immediately to the south. The porch has a flat roof with a slanted edge, and is supported by tall square posts. The porch has been in place since before the town was recorded for the 1913 Sanborn map, and may be original. [c]

36. Grother, Louis, Drug Store #2, and Hotel, 122-124 S. Maple Street, ca. 1896-97. (Grother's second drug store occupied at least part of the ground floor, and the upper floor was hotel space.)

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A two story, two-part commercial block with a flat roof, stone foundation and brick walls. The large building has an irregular footprint which reflects its wedge-shaped lot. It is located on a prominent corner and is one of the largest buildings in the district. The main part of the building, which takes a traditional two part commercial block form, faces Maple Street. The building also has an early or original two story rear ell, which is set back from the side street, on the rear wall, facing Butterfield. The rear ell looks more like a two story residence than a commercial building. A third section off the rear ell is a newer brick addition which also has a residential appearance.

The storefront on the front part of the building, which wraps around to the south side wall, is made by F.C. Jacoby of Moberly, MO; it is highly intact. The storefront is composed of a complex transom, large, two-light display windows, and paneled wooden bulkheads. The top part of the transom has a row of small, rectangular panes, while the lower section has larger glass units. The early or original front doors, which face Maple Street, match the styling of the storefront unit. The front of the building and part of the south wall are sheltered by a high open front porch, which continues over to the building immediately to the north. The porch has a flat roof with a slanted edge, and is supported by tall square posts. The porch has been in place since before the town was recorded for the 1913 Sanborn map, and may be original.

Both of the early sections of the building have prominent, and unusual, pressed metal cornices which have a pattern of geometric stepped courses with widely spaced brackets. The second floor of the front section has evenly spaced windows which have rough cut stone lugsills and are topped with segmental brickwork arches. A door on the second floor of the facade opens onto the porch roof. The words "Bellview Hotel" are painted on the brick wall just below the cornice line on the east (front) elevation. The early rear ell has window openings on both levels which match those on the second floor of the facade. Most of the doors and window sash appear to be original. There is an open frame porch over a doorway which is centered on the first floor of the rear ell, and a dogtooth string course runs between the floor lines. The newer addition on the rear is similar in massing to the historic rear ell, and has comparable finish materials and fenestration. [c]

37. Leonard Oil Station, 105 E. Butterfield, ca. 1929. A small brick filling station, with a hipped roof, concrete foundation and open drive through area which is sheltered by the main roof. The drive-through rests on round pipe columns which are not original. The office space has a central door facing the drive-through area; the door is flanked by six-over-six windows which are early or original. Similar windows are located on the side walls of the office as well. The windows are topped with scrolled flat trim which is not original. The notched exposed joists of the roof are very similar to those of the Frederick Gas Station, at 115 S. Maple, which is just a block away and about the same age. Like that station, this building also has light bulb sockets all along the eaveline of the drive-through; some of them are now missing. There is a small brick chimney near the back wall and a small frame shed addition on one side wall. [c]

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38. **Postel's Blacksmith Shop, 103 N. Olive, ca. 1920.** A side gabled commercial building with board and batten walls, asphalt roofing, and a concrete foundation. The building has narrow one-over-one wood windows which may be just a few decades old, but appear to be in their original openings. A large covered porch on the south side of the building is early or original; it shelters wooden wagon-width doors which were used when the building was a blacksmith shop. A smaller swinging door is also under the porch roof. There is a "hanging outhouse" on the east wall which has the same type of siding found elsewhere on the building. An open detached porch of large hand hewn timbers on the west end of the shop does not appear to be original. [c]

Figure Three. Historic photo of Maple Street, looking north from Butterfield.
Photo taken between 1905-1913, courtesy of Bob Owens, Cole Camp, MO.



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Summary The history of the Central Cole Camp Historic District, in Cole Camp, Missouri parallels that of the larger community, as discussed in the Multiple Property Submission (MPS) cover document "Historic Resources of Cole Camp, Missouri." It is significant under Criteria A and C, in the areas of COMMERCE, and ARCHITECTURE. The buildings of the district are, as a group, highly intact and representative of the most important period of commercial development the town has known to date. District properties strongly reflect the commercial development discussed in the following contexts from the MPS cover document: "Period II, Early Railroad Era: 1881-1914", and "Period III, Early Twentieth Century Development: 1915-1951". As was the case throughout the community, most construction in the district occurred during the first of those periods. District boundaries include most of the commercial center which developed in response to the advent of rail service to Cole Camp in 1880; that area continues to serve as the commercial center of town today. Almost all of the buildings in the district are still used much as they were during the period of significance, which runs from the construction date of the oldest known building, ca. 1881, to 1951, the arbitrary fifty year cut-off date.

The district is also significant for the buildings found there. The area contains an impressive grouping of intact historic commercial buildings. Of the 41 buildings in the district, 37 are contributing. With only one or two exceptions, all of the intact historic commercial buildings in Cole Camp can be found within the boundaries of the historic district, and examples of all of the commercial property types and subtypes discussed in the cover document can be found there. Most of those buildings utilize the nationally prominent commercial forms of the one- and two-part commercial blocks; the area also contains all of the remaining early automobile-related buildings in town. Although few of the buildings anywhere in the community are highly styled, most district properties have at least minor elements of either Late Victorian or Craftsman styling. The more formally styled buildings include at least one commercial building with elements of the Romanesque Revival style, and a small house with Second Empire styling. The overall level of integrity within the district is quite high, and the number of intact original storefronts is especially notable. Many of the buildings also have intact brickwork cornices, and prefabricated ornamental components of cast iron or pressed metal. The district today looks, and functions, much as it did in the early 20th century, and it is significant for its long association with commercial activities in the town of Cole Camp.

Elaboration: The MPS cover document "Historic Resources of Cole Camp, Missouri," divides the history of Cole Camp into three main periods: I. **Settlement and Pre-Railroad Development: 1839 to 1880**, II. **Early Railroad Era: 1881-1914**, III. **Early Twentieth Century Development: 1915-1951**. The Central Cole Camp Historic District came into existence at the beginning of the second period, and contains resources from both of the later periods.

Different areas of Cole Camp are still sometimes referred to locally as "Old Town" and "New Town", a nomenclature which reflects two distinct periods of development--before and

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after railroad service became available. The first period of development named above covers the pre-railroad era, and the last two encompass the years which followed.

II. Early Railroad Era: 1881-1914.

When the town was first established on the Butterfield Trail in the late 1830s, development was centered around what is now the city park, which was then the public square, in the current southern part of town. (See Figure One.) When the Missouri Pacific opened a rail line through the area in 1880, the business center immediately shifted north, to be closer to the new train tracks. Maple Street was laid out to connect the Butterfield Trail with the railroad right-of-way, and the present commercial center was quickly established. By the turn of the century, the original settlement had faded from prominence as a commercial center, and local townspeople were already calling it "Old Town."³ The Central Cole Camp Historic District is the intact core of the business district which grew up in "New Town".

Maple Street quickly became the primary commercial street, and the oldest buildings in the district today are located at each end of that road. The area closest to the tracks, on the northern end of the street, developed right away. Historic photos and other sources show that the west side of the street there soon became lined with business buildings, most of which were saloons or billiard halls; most of those buildings have since been replaced. The Edgar blacksmith shop, which is a small frame building now located behind the store and shop at 118 North Maple, is believed to have been moved to its present site from a lot which faced Maple Street, presumably to make way for a larger new commercial building. It may have been built as early as 1881, in which case it would be the oldest resource in the historic district.

The large Daisy Roller Mill, which was built for Edgar Schwald just a few years after the railroad was established, has dominated the north end of Maple Street for well over a century. The oldest part of the mill complex dates to ca. 1884. The mill, which was run by Schwald for years, had a regional service base of area farmers, and the new commercial district location was ideal. Farm families could drop off their raw products at the mill, and stroll down the road to do a little shopping while in town. The trackside location also made it easy for the mill operator to get supplies and to ship surplus grain as needed. The mill complex was also the home of the first electric light plant in town. A steam generator located in a small addition to the main building was used to produce Cole Camp's first round of electrical power, and was in operation there for

³ An 1899 add for Fajen's Store, which was still located near the old town square, urged shoppers to "CALL AT MY STORE IN OLDTOWN". (Cole Camp Courier, March, 1899.) There are also two local histories of the area by Rev. Gilbert Esser, C. P. P. S which reflect later use of those terms: "Locations in Old Cole Camp," (Typescript booklet on file with the Cole Camp Branch of the Benton County Library, 1970) and "Locations in New Cole Camp," (Typescript booklet on file with the Cole Camp Branch of the Benton County Library, 1972).

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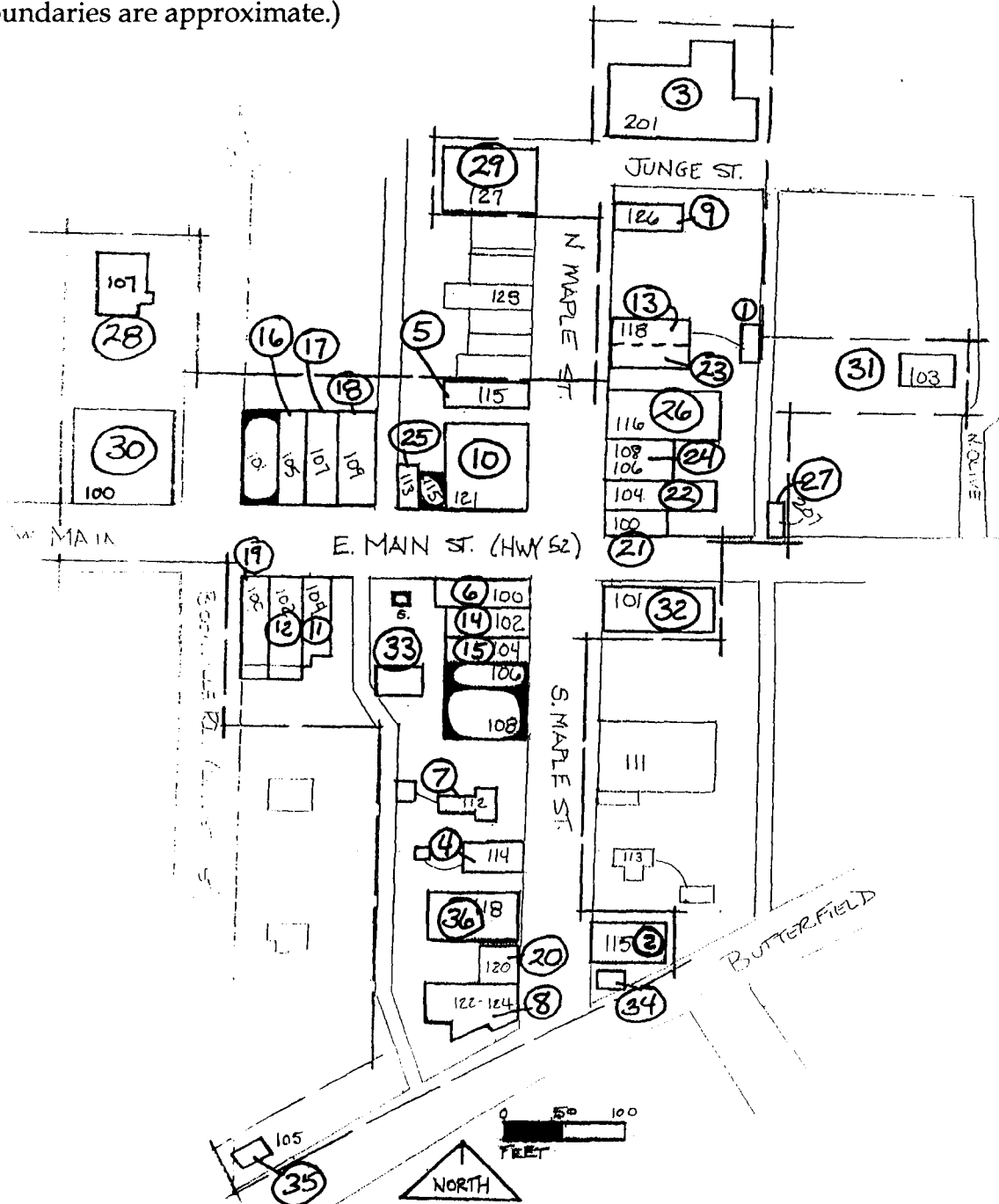
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Figure Four. District Properties, numbered by date of construction, oldest to newest. See Section 7 and the following appendix for more information.

(District Boundaries are approximate.)



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decades in the early 20th century.⁴

The south end of the road, which connects with Butterfield, also saw development early in Period II. The Butterfield Trail was a major thoroughfare in the 1800s, and the south end of Maple provided an attractive middle ground, with easy access to both the railroad and the important roadway. The oldest building still standing on the south end of Maple is located just off Butterfield, at 115 S. Maple; it was built ca. 1884. It is a two story, frame, gable-front commercial building which is said to have functioned as a grocery store in early years. The buildings across the street from the grocery store, at 122-24 S. Maple, offer a good illustration of the trend to move north. The buildings were built by Louis Grother, a local druggist and businessman who had his first drug store in Old Town, then moved up the Butterfield Trail and built the hotel and drug store building which is there today. Grother apparently felt the need to continue northward, as just a few years later he moved his drug store north again, to 104 South Maple.

By the last years of the twentieth century, Cole Camp was booming. The village was incorporated into a fourth class city in 1897, and there were 48 different business and professional listings in the town's 1898 Gazetteer entry. Patterns of development in the new business district were set, and new business buildings could be found throughout the new commercial center. Businesses in operation at the end of the century included everything from a jeweler and a shoemaker, to hotels and a restaurant. The construction trade was also well represented, as were agricultural pursuits. There was a lumber yard, a tinner, and a plasterer, as well as a creamery and the flour mill, which was still being run by Edgar Schwald. Dry goods were also readily available; several mercantile businesses moved into new buildings around the turn of the century.

Main Street, which was originally called Second Street because it was the second street south of the railroad tracks, saw a good deal of new construction in the very late 1800s. Development of that road into a major commercial artery was helped along by an extension of the roadway eastward to connect with Butterfield, which angles up from the south a few blocks east of Maple. When the new commercial area was first developed, Second Street ended at Maple. The roadway was extended just after the turn of the century to make room for the Peoples Bank Building, which still occupies that corner location. The Peoples Bank was the second bank to locate at the intersection; the Citizens Bank built their large brick bank on the opposite corner in 1898.

Almost all of the buildings in the historic district which face Main Street were built in the late 1890s. The 100 block of East Main still contains a highly intact collection of commercial buildings, most of which are one-part commercial blocks which were built in rows. (See Figure Five.) Almost all of those Main Street buildings still have their original storefronts, and many also retain a good deal of interior finish material as well. One of those buildings, a store at 102 E. Main

⁴ Cole Camp Area Historical Society, pp. 77-78, and Sanborn Maps, which show the plant there in 1912 and 1930.

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which was built for furniture maker William Beckman around 1898, continues to serve its original function. The building and business was purchased by another furniture maker, Henry Eickhoff, in 1909, and it houses a furniture store run by the Eickhoff family yet today.

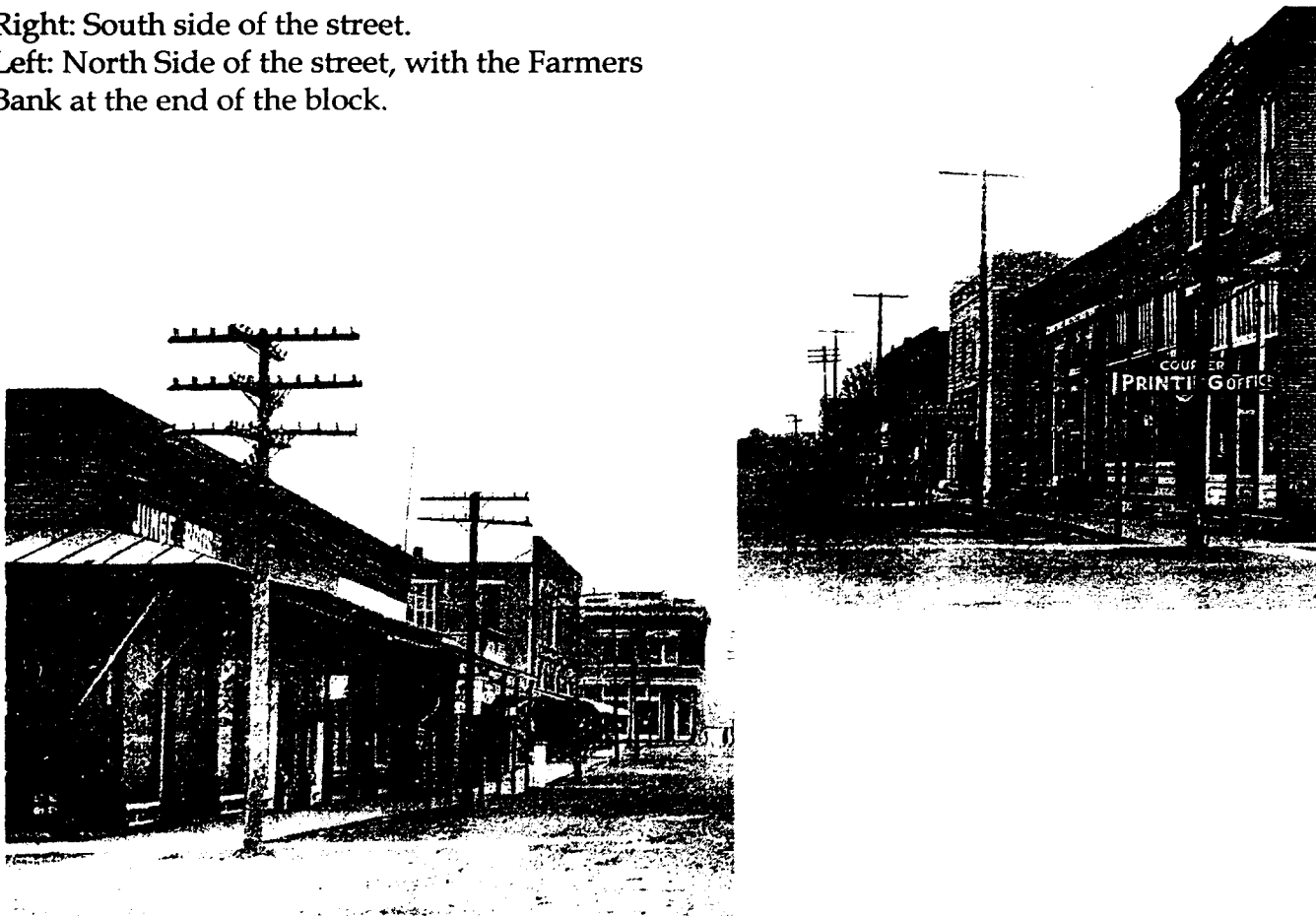
Like Louis Grother, the history of Henry Eickhoff's business dealings reflects general patterns of development in Cole Camp. He also had a business in Old Town before the railroad came through, after which he relocated in the new business district. One of his first ventures in New Town involved a partnership with William Beckman in a furniture store on the west side of North Maple. The partners split up sometime before the turn of the century, after which Beckman went to Main Street, and Eickhoff built a two-part commercial block at 118 N. Maple. Eickhoff kept the Maple Street store after he bought out Beckman, and it too remains in his family today.

Figure Five. Historic photos of the 100 block of East Main Street, looking east.

Photos taken between 1907-1920, courtesy of Bob Owens, Cole Camp, MO.

Right: South side of the street.

Left: North Side of the street, with the Farmers Bank at the end of the block.



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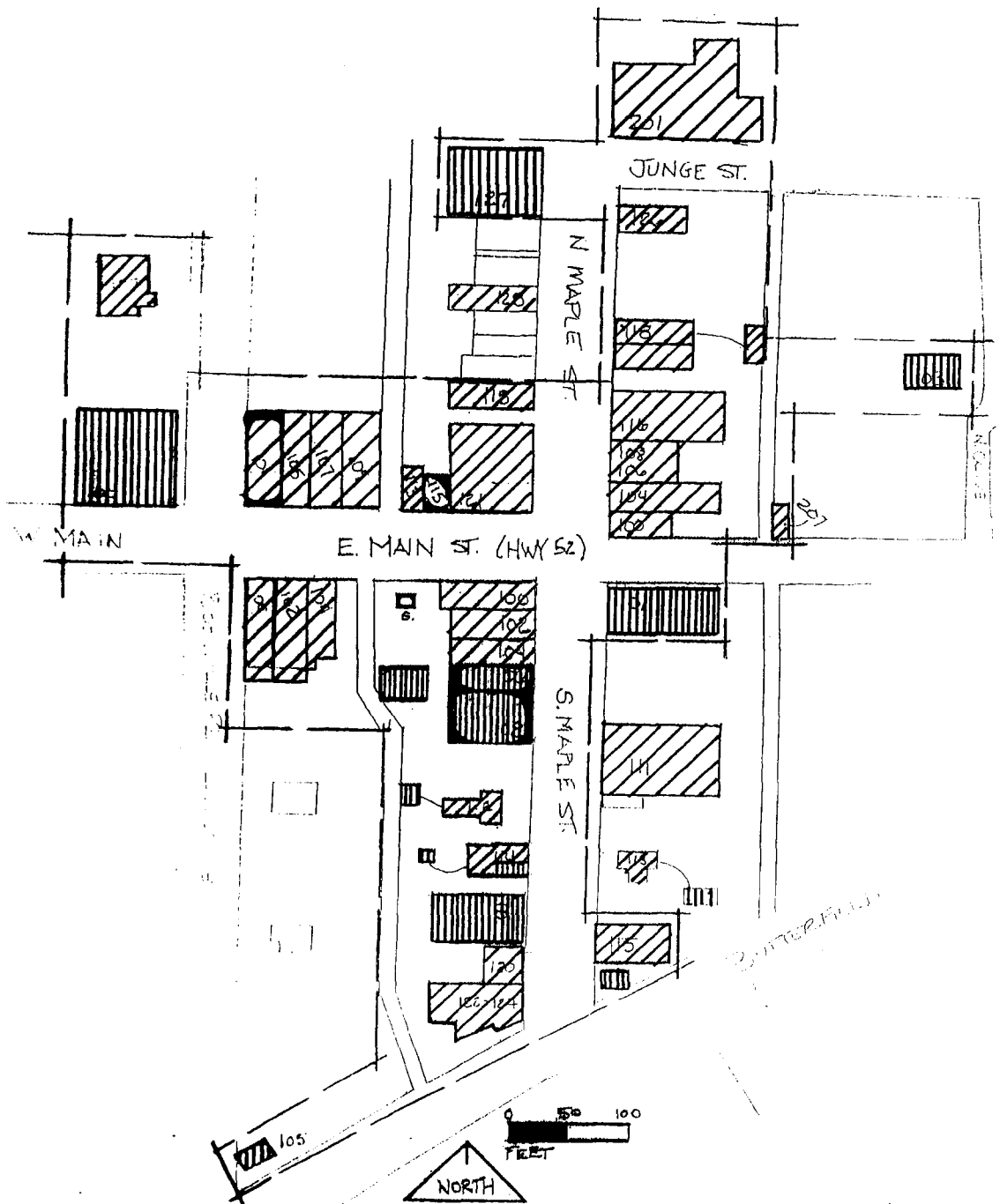
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Figure Six. Patterns of District Development, by Historical Period.

(District Boundaries are approximate.)

II. Early Railroad Era: 1881-1914.

III. Early Twentieth Century Development: 1915-1951.



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III. Early Twentieth Century Development: 1915-1951

By the eve of the World War I, the commercial center of "New Town" was well established; more than three-fourths of the buildings within district boundaries today were built before 1914. (See Figure Four.) A wide range of business were in operation, and the streets throughout the district were lined with business buildings. The area was so fully developed, in fact, that most new commercial development during Period III involved replacing earlier buildings, rather than filling empty lots.

The 1930 Sanborn map of the district shows that the area continued to have a strong business base, with a diverse collection of establishments. Area businesses included several retail stores, a movie theater, a photo studio, a bakery, and at least two "poultry and produce" businesses. The mill and both of the big corner banks were still in operation, and both Main Street and Maple Street were lined with shops. Business development at the main intersection was completed around 1924, with the construction of the Cole Camp Mercantile Building on the southeast corner. That building, which is one of the newest retail buildings in the district today, has seen no exterior changes of note since then.

The growing competition between the horse and the automobile is reflected in the fact that both harness shops and automobile-related businesses are shown on the 1930 map. A former implement store space at 119 N. Maple was labeled "Auto Trucks" and a one story frame ell on the building at 126 N. Maple was being used for an "Auto Repair Shop." (That ell is no longer there.) The map also shows all four of the current freestanding automobile-related buildings in the district: two garages and two filling stations. Those four buildings are the only surviving historic auto sales and service buildings anywhere in the community today. The commercial garages are both used today much as they were when new.

The Central Cole Camp Historic District continues to serve in its original function as the commercial center of the community, and it still looks much like it did when mapped by the Sanborn Company in 1930. Many of the buildings there have not changed form or general function in over a century. The district offers a highly intact example of an early small town commercial district, and strongly reflects the historic contexts discussed in the Multiple Property Submission Cover Document, "Historic Resources of Cole Camp, Missouri." Additional information about the district can be found in that document, and in the following appendix to this nomination, which includes brief individual property histories. △

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Appendix:

Brief notes about contributing buildings, arranged by date of construction.

The following notes were made during the architectural and historical survey of the district which was done in 1998-1999.

Michaelis, C. Peter, Building, 115 S. Maple, ca. 1884. Maria Michaelis bought the lot from A. R. Keiffer for \$25 in 1883, and soon after sold it to C. Peter Michaelis, who kept the property until just before the turn of the century. It is shown as a hotel in both the 1913 and 1930 Sanborn maps. The hotel was apparently run by Gerd Muller. Local history holds that it also served as a grocery store for part of its early history, and tax records from 1895 through at least 1915 refer to the property as the "store building lot."

The grocery store was run by Dick Muller and later his widow Mary Lotz Muller. It remained in the Muller family past 1915. Sometime in the 1920s, the property passed into the hands of J. H. and Gladys Frederich. (They are shown as the owners on the ca. 1927 property map, and appear in 1925 and 1930 tax records.) It has been assumed that the Frederichs remodeled the house when they bought it, and added the Craftsman style porch on the building today. They also built the gas station next door which is very similar to the porch in styling and construction materials. **Early owners, from tax records:** 1890 C. P. Michaelis; 1900 D. J. Miller; 1910 Pete Muller; 1915 Cord Muller; ca. 1927, J. H. Frederich.

Daisy Roller Mill, 201 E. Junge, ca. 1888. An early industrial building for Cole Camp, and the only flour mill in the community. The mill was opened ca. 1888; early operators include Wm. Schennewark and Edgar Schwald. It was a flour mill and grain sales agency. Schwald also ran the town's first electrical plant at this location, in a small building attached to the east side of the mill. The mill was bought by the Missouri Farmers Association (MFA) in 1921, and they gradually expanded into the entire complex.

Melvin Hotel, 114 S. Maple, ca. 1888. The Melvin Hotel was listed in the 1889-1890 State Gazetteer ad for Cole Camp, with Benjamin Melvin as the proprietor. It appears that he died fairly soon after, and that his wife Sara, ran the business for many years. The 1898-99 entry includes a listing for J. M. Melvin as a physician, and Mrs. S. A. Melvin as the hotel keeper. (J. M. could have been a son or other relative.) The door on the north edge of the facade of this building is said to have been used as the entrance for the doctor's office on the second floor. The 1903 Atlas also shows this as a hotel owned by Sarah Melvin. It became the property of C. P. (Pete) Michaelis sometime between 1895 and 1910, and appears to have functioned more as a boarding house or apartment building after that. It is labeled simply as a dwelling in both the 1913 and 1930 Sanborn maps. It is described in an account of Cole Camp life of the 1920s and 30s which was recently written by Jaunita Jeffries, who lived on the ground floor there in the early 1920s

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with her grandmother. At that time, the Michalis family occupied the rest of the ground floor and Les (C. L.) and Laura Parks lived upstairs with their son Randall. Les Parks opened a confectionary business in a now demolished building on Main Street around the turn of the century, and by the 1920s was operating a produce business in what is now the very west end of the Mill building at the north end of Maple Street. Laura Parks was the daughter of Mrs. Michaelis. **Early owners, from tax records:** 1890 Benj. Melvin; 1895 Mrs. S. A. Melvin; 1910 C. P. Michaels 1930

Kriesel, A., Building, 115 N. Maple, ca. 1894. After 1901 Wm Blockberger ran a pool hall here with a saloon next door. A door between the two buildings allowed patrons to circulate freely between the businesses. **Early owners, from tax records:** 1895 A. Kreisel; 1910 Moritz Boerger; 1915 Heisterberg Bros.; 1920-30 C. H. Heisterberg.

Schwald Mercantile, 100 S. Maple, ca. 1894. Joseph Schwald owned and probably built many of the commercial buildings on the west side of this block, including this one. He started as a merchant in the old part of town, and moved here with the shifting of the commercial center. He carried general merchandise as well as fresh produce; he also bought and sold poultry, which was kept in the basement. The store later served as the Balke and Berry Store, and the BB store. It was under the management of Mr. Balke. Juanita Jeffries, who remembered the store from that period, described it in a recent description of the town: "this store had everything, although it was considered a "dry goods" store, with the dry goods in the front part of the store as you entered from Maple Street." **Early owners, from tax records:** 1895 Joseph Schwald; 1905 Schwald Brothers; 1915 Berry & Balke Co. around the 1920s or early 1930s.

Grother, Louis, Drug Store and Hotel 120-124 S. Maple Street, ca. 1896-97. One of the larger more intact commercial buildings in town. Louis Grother owned this property from 1895 to around 1929. This part of the building was the site of his second Cole Camp drugstore, and is shown on the 1904 atlas map as Louis Grother's Hotel. It later became the Bellview Hotel, and remained open under that name at least until 1939. The drug store is said to have occupied the triangular room at the very corner of the ground floor. A 1901 photo of the building shows that it was originally painted with the words "L. Grother Drug Store" along the east and south elevations, along with smaller wording that indicated that Grother also sold hardware items such as paints, oils, and wall paper. The building is best known as the Belleview Hotel, a name it may have taken when Pete Toababen took it over in the late 1920s. It was labeled as the Belleview Hotel in the 1930 Sanborn. Ms. Juanita Jeffries' account includes very good descriptions of life at the Bellview Hotel. She wrote: "The old Bellview Hotel was a hub of activity. It was the place where all the drummers-traveling salesman-stayed, along with the entire Tobaben clan who lived there also. The proprietor was Pete Tobaben....." **Early owners, from tax records:** 1910 Louis Grother; 1930 R. J. Tobaben.

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Kreisel Hardware Building, 126 N. Maple, ca. 1898. One of the largest and most intact historic business buildings in Cole Camp, this building continues to serve in a function similar to that for which it was built. Kreisel bought the land for this building in 1894, but did not build here until late in 1898. It was home of the Rudolph Meyer Hardware and Equipment business sometime in the early 1900s, although the building remained in Kreisel's possession at least through the 1930s. The second floor hall was used as a lodge in the 1930s and as a movie theater in the 1940s. **Early owners, from tax records:** 1895-1935 or later, A. Kreisel & Co.

Citizens Bank, 121 E. Main, 1898. One of the most highly styled buildings in the survey group, and possibly the only custom designed building as well. Contractors Keiffer and Lauchlan were also the contractors for at least three other brick commercial buildings on Main St., two of which are still standing. This is the only survey property for which an architect is known, and may be the only professionally designed building in the district. A brief article in the local paper noted in March of 1899 that "Anderson the architect" was leaving town and that "he thoroughly understands his business, as is attested to by the new bank building here." The Citizens Bank was chartered in 1893, with a capitalization of \$11,000. The first building for the bank was a frame structure on S. Maple. The current building was built in 1898 and has been in use as a bank ever since. In 1929 the Citizens Bank and the Farmers Bank were consolidated under a new charter, to become the Citizens-Farmers Bank. It continues to operate under that name today. **Early owners, from tax records.** Citizens Bank-1898 present

C. F. Berry Store, 104 E. Main, 1898. Was also the Black and White Grocery store at one time. Construction of this building was covered in the local paper several times in 1898. It was constructed as part of a project which included attached buildings on either side. The building which once sat east of this one is now gone, the one to the west houses Eickhoff Furniture. This was at one time a dry goods store run by Rudy and Jesse Frederich, as well as the C. F. Berry Store. Berry also owned property at 404 E. Eickhoff St. **Early owners, from tax records:** 1900 -1925 C. F. Berry.

Beckman, Wm., Building, 102 E. Main, 1898. This building was built as a furniture store and continues to function as one today. It was built for Beckman in 1898, and was bought by Henry Eickhoff around 1909. Henry Eickhoff had been operating a furniture store in the old part of town for roughly twenty years prior to that. His son, Edward Lewis, known as E. L., later took over the business here, and his grandson, Edward Leon, also known as E. L., operates the store today.

Construction of the building, which was part of a block of three, was covered several times in the local paper. An article which appeared in May 26, 1898 noted that "ground was broken for three new brick store buildings last week....Kieffer and Lauchlan have the contracts for these buildings and the brick is now being made at their brickyard west of town." The article was

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referring to this block of buildings. The easternmost of the original three has since been demolished.

The "Lauchlan" of Kieffer and Lauchlan was presumably M. A. Lauchlan, who was referred to in an earlier paper as "our brick maker." Several of the commercial buildings in town, including the buildings mentioned above, feature ornate brick cornices which may be Lauchlan's handiwork. One of the more elaborate and most intact examples of such a cornice can be found on the buildings across the street from this one, at 105 and 107 E. Main St. **Early owners, from tax records:** 1898-ca. 1909 Wm. Beckman; 1910 Henry Eickhoff.

Eickhoff, Henry, Store, 118 N. Maple, ca. 1899. This very intact commercial building has never left the family of its builder, and continues to look today very much as it did when new. It gains further significance for its association with the Henry Eickhoff family, who were prominent business people throughout the period of significance. Henry Eickhoff started his business as a carpenter in the original part of town, and was in a building across Maple Street from this one before moving to this location. He was partners in that shop with William Beckman, who later opened a furniture business at 102 E. Main Street. Beckman's Main Street building was purchased by Henry Eickhoff around 1909, and remains in his family yet today. This building was the store of Henry Eickhoff, who added a workshop to it later. The 1913 Sanborn map of the building refers to this as a carpenter shop, and the addition to the south as a coffin warehouse. (Eickhoff was also an undertaker.) The 1930 map notes that the entire ground floor of both buildings was used for woodworking.

Shop, ca. Woodworking products of the ground floor included wagon spokes, ax handles, gun stocks, and millwork for houses, such as porch posts and other trim. Henry Eickhoff, and later his son and grandson, used large turning lathes for much of his work.

The building had its own generator, allowing for electric lighting and other service even after the city generator was turned off around 9:00 p.m. This service was especially useful for events on the second floor, which was used primarily as a meeting hall. It was referred to as Eickhoff's Hall. The second floor was also the meeting place of the United Lutheran Church in the mid-1920s. The 1913 Sanborn map refers to the second floor of both spaces as an Opera House in 1913, and notes the existence of electric lights, a stage and scenery. The 1930 Sanborn simply says it is a dance hall.

There is an interesting first-hand account of dances here which was written by Jaunita Jeffries, who spent her childhood in Cole Camp in the 1920s and 30s. She wrote: "Upstairs was the exciting place where they had a dance hall. They had great dance bands, and this was the place to be. In order to strengthen the building on nights when they had a dance large posts would be put on the first floor, and against the ceiling so the upstairs would hold the crowd of

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dancers."⁵

Outbuilding. (Edgar Blacksmith Shop) Alley east of 100 block of N. Maple, ca. 1881. This may have been one of the first business buildings in the new part of Cole Camp, serving as the early blacksmith shops of Harry Edgar and Fred Geartner (or Gardner). It is said to have been moved to its present location from a spot facing Maple, approximately where 118 N. Maple is now. It is shown on the 1913 Sanborn as an implement warehouse, and on the 1930 map as automobile storage/garage. . **Early owners, from tax records:** Henry Eickhoff after ca. 1896.

Ahrens Bros. Store, 102 S. Maple, ca. 1899. The Ahrens Bros. store here carried clothing and shoes, mostly for men. By 1909 Ahrens Bros and Co. had been granted a merchants license for their store, at which time they had \$8,000 worth of stock. Juanita Jeffries, who remembered the store from the 1920s and 30s, described it as truly a mens store, and a "very nice store". The Ahrens Brothers were the sons of John Ahrens, a longtime shoemaker who owned a building in Old Town which is one of the oldest buildings in Cole Camp today. **Early owners, from tax records:** 1900 Joseph Schwald; 1905 Ahrens Bros; 1940 J. L. Ahrens.

Grother, Louis, Drug Store #3, 104 S. Maple, ca. 1899. Although this building was the Louis Grother Drugstore, and Grother is known to have owned much property in the area, it does not appear that he owned this building. Grother did own several other survey properties, including one of the oldest commercial buildings in town, and the hotel complex at the south end of this block, which housed his second drugstore. In the 1930s this building became the home of the Cole Camp Courier, a function it kept off and on for decades. **Early owners, from tax records:** 1900 Joseph Schwald; 1905 Ahrens Bros; 1940 J. L. Ahrens.

(Dr.) Dick Drug Store, 105 E. Main St., ca. 1899. This building has a long history as a drug store; it is shown on both the 1913 and 1930 Sanborn maps as a drug store. The first known drug store operator was Dr. Maurice Dick, who ran the store with his medical practice, sometimes in partnership with Dr. Lemon. Dick is listed as a physician only in the 1898-99 Gazetteer entry for the town, and owned land west of the town in 1904, when the atlas was published. Ed Tucker took over next, and then Ross M. Baughman. The longest lasting druggist was Lymand Demand, who ran a drug store there from 1919-1964.

The Demand store as it functioned in the 1920s and 30s was described by Jaunita Jeffries. "Besides prescriptions and over the counter medicines, he had sundries and also had a soda fountain. This was more of a hang out for adults and the sophisticated citizens of Cole Camp.

⁵Juanita Jeffries, "A 1920s Memory Walk Through Cole Camp," (Typescript from the collection of Robert Owens) Early 1990s, p. 20.

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Upstairs, in the back, was a balcony where they had chairs and tables for customers to enjoy their refreshments." (p. 16.) **Early owners, from tax records:** 1900 G. S. Kieffer 1920 Junge Bros. 1930 E. L. Junge, C. H. Junge. note: ownership is inconclusive here, as the plot consists of portion of several lots.

Junge Hardware, 107 E. Main St., ca.1899. The Junge Hardware Store, which operated here ca. 1899-1914, moved here from a location in the original part of town. The original store included a garage area and shop to the east of this space. It later became the property of Viets & Harms (ca. 1915-1929), and Henry Viets and his son Otto opened a Ford agency here. They later moved to a new garage at 127 N. Maple. Around 1920 the store was taken over by Herman Hink who continued in the hardware business. The Hink family ran the business until around 1961, and it continued as a hardware store into the 1970s. It was under the Hink's management that the small space next door, at 109, was leased separately. **Early owners, from tax records:** 1900 C. Junge; 1915 Viets & Harms; 1930 Herman Hinck; 1940 Rudolf Hinck. note: ownership is inconclusive here, as the plot consists of portion of several lots.

73. Bill Hink's Shoe Shop, 109 E. Main, ca.1899. This building was originally part of the Junge Hardware store next door. Around 1920 it was separated off from the hardware business and leased to various owners. In the 1920s it was Fred Eckhoff's butcher shop, and ca. 1935 became the shoe repair shop of Bill Hinks. Hinks ran it until 1960, and it continues in that function yet today. The rear part of the building was used for a machine repair shop in the late 1930s. **Early owners, from tax records:** 1900 G. S. Kieffer; 1905 Claus Junge; 1915 Viets & Harms; 1930 Herman Hinck; 1940 Rudolf Hink.

Woodman Hall, 100 E. Main, 1901. The Modern Woodmen of America organization came to Cole Camp in the late 1800s, and built this building in 1901. Tax records show that different groups paid taxes on separate floors. The ground floor has had many functions; it was the restaurant of Peter Tobaben at one point, and home of the Cole Camp Courier ca. 1900-1920. It was also the Real Estate Office of W. L. Wilmer at some point. The 1913 Sanborn lists the ground floor as a printing office, and the second floor as the home of the telephone exchange and a Lodge Hall. The 1930 map is less specific, marking it only as a store.

The building for most of its history has belonged to the Henry Eickhoff family. Henry's son Ed, who was running the furniture business in the building to the east, took over this space early on and used it for storage and as a funeral parlor. It is now owned by his son, E. L. Eickhoff, and used in association with the furniture business next door. **Early owners, from tax records:** 1905 Junge & Kieffer; 1910 WWA Lodge, 2nd floor; R. L. Carson 1st floor; 1915 WWA Lodge, 2nd floor, Henry Eickhoff, 1st floor; 1920 Henry Eickhoff.

Grother, Louis, Building, 120-124 S. Maple, ca. 1905. Louis Grother owned this property from

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1895 to around 1929, and this building is attached to his large hotel and shop building next door. This part of the complex may have been a retail building, or simply an extension of the hotel. It is labeled as part of the Bellevue Hotel in the 1930 Sanborn. **Early owners, from tax records:** 1910 Louis Grother; 1930 R. J. Tobaben.

Peoples Bank Mercantile Building, 100 N. Maple, 1906. This is one of the largest and most intact commercial buildings in town. It is also one of the most intact buildings with George Mesker storefront components. This was the home of the Peoples Bank from the time of its construction until the bank fell victim to the Depression, and liquidated in 1936. It was the home of Roy Donnel's radio and jewelry business from the mid 1940s to the mid-1960s. It later served as the Cole Camp City Hall. The area telephone exchange was also located here at mid-century. The second floor was used for offices through most of its history. **Early owners, from tax records:** 1910 Peoples Bank.

Dieckman Building, 104 N. Maple, 1906. Built at the same time as the Peoples Bank to the south. Bill Harms and Fred Dieckman opened a store in this location soon after the building was built. They were succeeded by Henry Meyer, then George Wellbrock. The building housed a dry goods store in 1913 and a store and office in 1930. **Early owners, from tax records:** 1905-1930 or later Peoples Bank.

Mussman Bakery / Star Theater, 106 & 108 N. Maple, ca. 1908. The south part of this building was first occupied by Henry Mussman, who owned a bakery business. Mussman is reported to have moved his bakery from the south end of Maple Street into this building about 1908; he stayed at this spot until his retirement in 1930. It then became the Sunny Ozark Hatchery, a function it retained until the 1960s. The north part hosted the Star Theater, run first by Dean Sands. The second floor was used for offices. **Early owners, from tax records:** 1900 A. Kreisel 1905 A. Kreisel; 1910 D. Muller, Wm Harms; 1915 Rudolph Meyer, Wm Harms; F. J. Eickhoff; 1935 F. J. Eickhoff, W. J. Eickhoff; Wm Harms.

Wright Butcher Shop, 113 E. Main St., ca. 1909. This may have been the early butcher shop of Asa Wright, and later, Adam and Frank Smasal. The 1913 Sanborn shows it as a photo shop, and in 1930 it was used for poultry and produce. **Early owners, from tax records:** 1910 G. H. Schrieffer; 1915 J. H. Frederick; 1930 Walter Brunjes; 1940 Mrs. D. Brunjes.

Meyer Building, 116 N. Maple, ca. 1912.. Rudy Meyer was the first occupant of this building; he ran a hardware store here. After his death, Bill Eickhoff and his wife, Josephine, took over the business. The 1930 Sanborn shows that it was used for both hardware and "Auto Trucks" at that time. Shortly after WWII, the building was expanded to house the George Thomasetti Shoe Factory, which did not last long. It hosted several other manufacturing businesses after that.

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Early owners, from tax records: 1915 Rudy Meyer; 1930 Henry Eickhoff; 1935 W. J. Eickhoff.

Tailor Shop, 207 E. Main St., ca. 1912. The building is labeled as a Tailor shop on the 1913 Sanborn map. Early owner William Harms was a partner in the Harms and Dieckmann Store on Maple St. 104 N. Maple, and owned the house just east of this building. **Early owners, from tax records:** 1915 Wm. Harms; 1940 A. C. Drake.

Congregational Church, 107 N Boonville Rd., 1913. The Congregational Church was organized in the home of Mrs. L. J. McCall. A frame church was built in 1885; it burned in 1912 and this building replaced it in 1913. This building was the Congregational Church until 1945, when the congregation voted to become affiliated with the Methodist Conference. In 1968, the Evangelical United Brethren and the First Methodist Church joined to become the United Methodist Church, a name retained yet today.

Old Farmers Bank Building, 106 S. Maple, ca. 1919. This building was first rented by the Farmers Bank, which was established in 1920. The Farmers Bank merged with the Citizens Bank in 1929, after which this became home to the Post Office. It remained a Post Office until 1961 when a new Post Office was erected on Second Street. **Early owners, from tax records:** 1920 J. H. Frederich; 1925-1940 Jno M. Moss.

Viets Ford Garage & Agency, 100 W. Main, 1920. This is one of the most intact and long-lived businesses of its kind in Cole Camp. It was one of the first car dealerships in Cole Camp, and continues as such today. It started out as the Viets Ford Garage in 1920, and in the early 1930s was sold to Walter Weymuth and Joseph Kreisel. The business was granted a Chevrolet dealership in 1947, and it has been WK Chevrolet ever since. **Early owners, from tax records:** 1920 Henry Viets; 1925 Otto Viets; 1930 Wilson Motor Co.; 1935 Joe and Luther Kreisel.

Postel's Blacksmith Shop, 103 N. Olive, ca. 1920. This building is referred to locally as "Postel's Blacksmith Shop," although there is no evidence that Postel ever owned this land. He did, however, own another property in town which is located a couple of blocks south of this building. That property contained both a house and a blacksmith shop in 1892. (The deed which transferred ownership in 1892 described the property as "the residence on which John Postel now resides also including the Blacksmith Shop he now occupies.") It may be that this is the 1890s building, which was moved to this location later, and that the original name just stuck. This property is part of a larger parcel that once housed a large feed yard and breeding barn. The building is labeled as a black smith shop on the 1930 Sanborn map, and may have been used for Louis Knoop's feed yard and mule breeding operation. It is shown in an early photo of the feed yard which is in the Cole Camp Area History, p. 17. **Early owners, from tax records:** 1890 undeveloped, 1895 A. Kreisel; 1903 Louis Knoop; 1910 Harry Intelman; 1920 Louis Harms.

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Cole Camp Mercantile, 101 S. Maple, ca. 1924. This is one of the newest historic commercial buildings in the survey group, and very much intact. The Mercantile building was run for many years by George and Marie Wellbrock, who moved a house on this lot to make room for the store building. George Wellbrock started in the retail business as an employee of Henry Meyer, and his first store was in a building owned by Meyer. The store carried clothing, shoes, dry goods and groceries. It became home to a Western Auto in the mid-1950s. **Early owners, from tax records:** 1915 Maggie Boeschen (house on lot) 1925-1950s, George Wellbrook (store building.)

Early Cole Camp Courier Office, Alley west of 100 Block S. Maple, ca. 1925. The Cole Camp Courier was housed here ca. 1920 - early 1930s, and later moved to the building at 104 S. Maple. This building was the office of Dr. O. K. Edgell for a short time in the mid-1930s, and later housed a mattress factory and a nut meat business. **Early owners, from tax records:** 1925 J. H. Frederich; 1930-35 J. M. Moss.

Frederich Gas Station, Butterfield and Maple, ca. 1929. One of the earliest and most intact filling stations in town. This is said to have been the second gas station in Cole Camp. It was definitely functioning as such by 1930, when it shows up as a "filling station" on the Sanborn map. This building was built when the building north of it was remodeled. Filling station managers include Harry and Lester Carpenter, and Harrison Eaton. **Early owners, from tax records:** 1925 J. H. Frederich; 1930 J. F. Burke.

Leonard Oil Station, 105 E. Butterfield, ca. 1929. The Leonard Oil Company was from Windsor, MO. This station started out selling Marlin Oil products and later became affiliated with the Continental Oil Company. (Conoco.) Early owner/operators include Mr. E. D. H. Bormann, who worked as an employee there under Leonard. It operated as a gas station until 1964. **Early owners, from tax records:** 1930 Leonard Oil Station; 1940 Leonard Oil Co.

Feed Store, 118 S. Maple, ca. 1936. Not on the 1930 Sanborn, but locally known as a feed store. **Early owners, from tax records:** 1940 R. J. Tobaben, Kattie Vette; 1946 Paul Balke. (note: ownership not conclusive, lots were divided oddly at the time.) △

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E. Zone 15	Easting 479390	Northings 4256660	F. Zone 15	Easting 479380	Northings 4256540
G. Zone 15	Easting 479220	Northings 4256500	H. Zone 15	Easting 479290	Northings 4256610
I. Zone 15	Easting 479200	Northings 4256640			

Verbal Boundary Description

An area which covers all of the 100 block East Main St, and most of North and South Maple Street, as well as the properties at 100 West Main, 207 E. Main, 107 North Boonville Road, 105 E. Butterfield, and 106 N. Olive St. The following properties on Maple Street are excluded from the district for integrity-related issues: Six buildings between, but not including, 127 N. Maple and 115 N. Maple, and 111 S. Maple, and 113 S. Maple. See Figure Two for a District Site Plan and scaled boundary map.

Boundary Justification

The current boundaries encompass the intact core of the business district which developed along Main and Maple Streets after the introduction of rail service to Cole Camp in 1880. The area is bounded on the north by the original right-of-way of the railroad tracks, and on the south by Butterfield Road. A new church complex is under construction on the south side of Butterfield, opposite its intersection with the south end of Maple Street. The properties to the east of the district contain a mix of open land, modern construction, and early residential buildings of varying levels of integrity. The district is bounded on the east by Boonville Road and an alley which runs between Boonville and Maple. Omitted properties on the west side of S. Boonville are residential properties which lack integrity. The area east of S. Boonville is exclusively residential in nature, with a distinctly different pattern of historical development. Omitted properties which face Maple Street include 111 and 113 S. Maple, both of which are early, but have extensive modern wall sheathing, as well as a row of buildings on N. Maple which date to around the 1960s. (The building at 123 N. Maple is a relatively intact early saloon building which is separated from other district properties by those newer buildings.)

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**Central Cole Camp Historic District
Benton County, Missouri**

Photographs

The following information is the same for all photographs:

Central Cole Camp Historic District
Main and Maple Streets, Cole Camp
Benton County, MO
Debbie Sheals
September, 2001

Missouri Cultural Resource Inventory, MO Department of Natural Resources, Jefferson City, MO.

List of Photographs See photo key for indications of camera angles.

1. Main Street, looking east from outside the district. Viets Ford Agency is on the left.
2. Main Street looking east, the south side of the 100 Block of E. Main.
3. Main Street looking east, the north side of the 100 Block of E. Main.
4. Detail, cornice of Citizens Bank Building, 121 E. Main.
5. Main Street, looking west at the intersection of Main and Maple.
6. Alley west of North Maple, looking at 207 W. Main.
7. 126 North Maple and 201 Junge St., looking northeast from Maple.
8. The north end of Maple Street, looking south from Junge.
9. Detail, storefront of 126 N. Maple St
10. Looking south on Maple Street, 118 N Maple is the first on the left.
11. Looking north on Maple Street from the intersection of Main and Maple.
12. Looking east on South Maple, Melvin Hotel on left, Kieffer house on right.
13. Southwest corner of the district, looking northeast. Leonard Oil Station in foreground.
14. Detail, storefront of 124 South Maple, looking west. △

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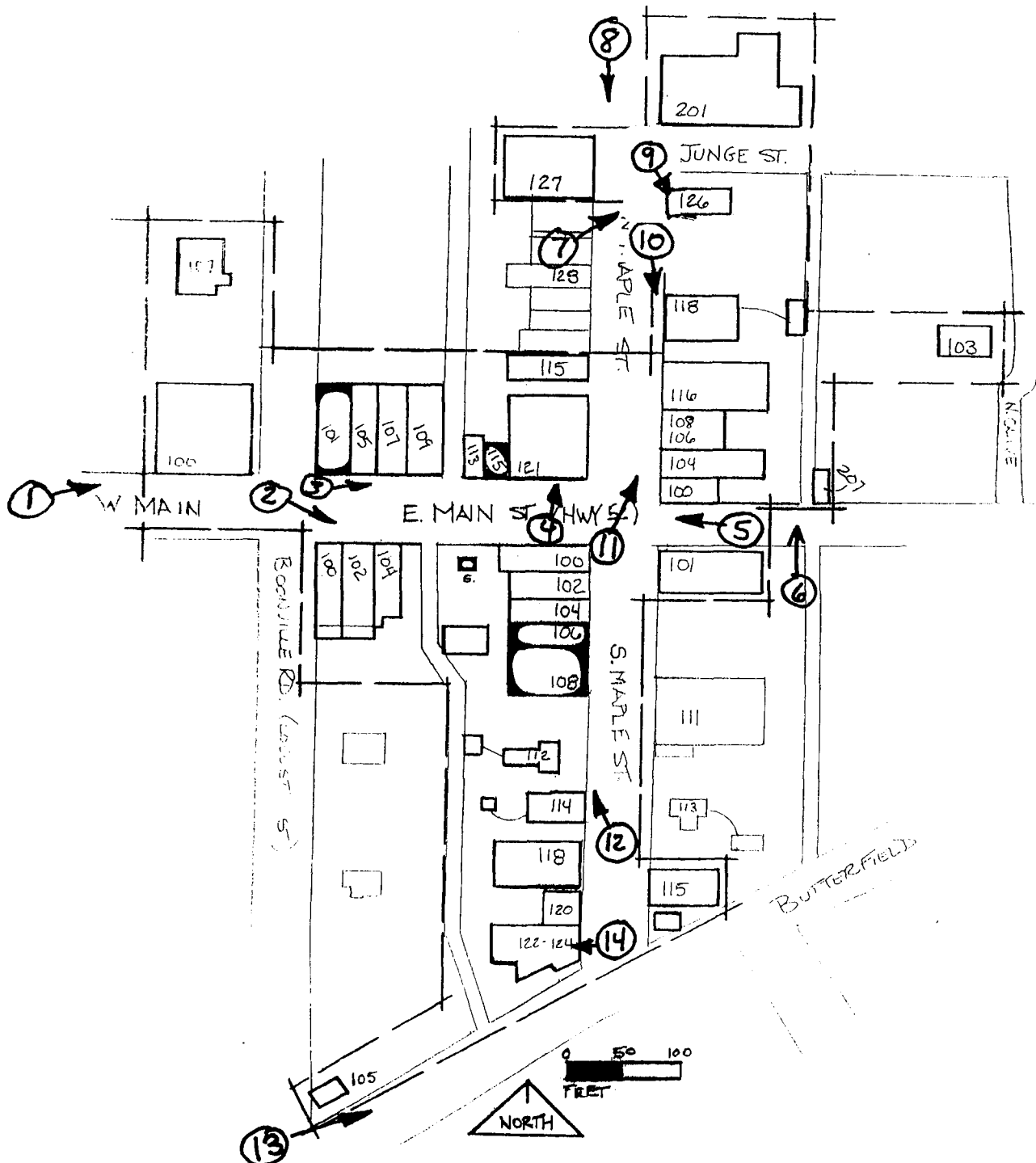
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Central Cole Camp Historic District
Benton County, Missouri

Photo Key.

(District Boundaries are approximate.)



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National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 16B.)* Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a).

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Cole Camp, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

I. Settlement and Pre-Railroad Development: 1839 to 1880

II. Early Railroad Era: 1881-1914

III. Early Twentieth Century Development: 1915-1951

IV. Architectural Development: ca. 1861-1951

D. Form Prepared by

name/title Debbie Sheals (for The City of Cole Camp: Contact, Bob Owens, 660-668-4613.)
organization Independent Contractor date November, 2001
street & number 406 W. Broadway telephone 573-874-3779
city or town Columbia state Missouri zip code 65203

D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. () See continuation sheet for additional comments.)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date

26 February 2002

Missouri Department of Natural Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Historic Resources of Cole Camp, Missouri
Benton County, Missouri

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Historic Resources of Cole Camp, Missouri
Benton County, Missouri

INTRODUCTION

Cole Camp is located less than twenty miles south of Sedalia, Missouri, in the Williams Township of Benton County. The town slogan provides an apt description of the surrounding countryside: "Cole Camp -Where Benton County's Ozarks and Prairies Meet." The town is located in the northeast corner of the county, and is surrounded by farmland. The land to the north is relatively flat prairie, with some gently rolling hills. The foothills of the Ozark mountains lie to the south, and much of the county is dominated by the presence of Truman Lake and the western edge of the Lake of the Ozarks. The lakes occupy the former path of the Osage River, which was an early transportation artery for the area.

Cole Camp is bisected by Missouri State Highway 52, (Main Street within the City Limits) an east-west road which intersects State Highway 65 four miles west of town. The blocks in the southern part of town, a portion of which dates to the late 1850s, are laid out at a 45 degree angle to the compass points. (See Figure One.) Those blocks align with the historic Butterfield Trail, which enters the town from the southwest. The current City Park, which also contains the town's water tower, was the original Public Square.

The blocks in the north part of town were platted after the Missouri Pacific Railroad came through in 1880. The northern blocks are laid out with the compass points, and align roughly with the former railbed, which went out of use in the 1940s. Commercial properties are concentrated along Highway 52 (Main Street) and Maple Street, in the north-central part of town, while the area south of the highway is predominantly residential.

Cole Camp has a long, rich history which began in the early decades of the 19th century. It is like many other Missouri towns, in that access to transportation played a major role in its physical development. The first buildings to be erected in the settlement were located at the intersection of major trails in use at the time. Later, the coming of the railroad had a dramatic, nearly overnight impact upon the town. The railroad ran just north of the original settlement, and the business center quickly shifted in that direction to be close to the rails. Those patterns of development remain apparent, and intact buildings from all periods of the town's history grace the streets of Cole Camp yet today.

The importance of those historic resources has long been recognized in the community, and local histories include much information about both existing and former historic buildings in the area. That interest led to the initiation of an architectural and historical survey of the town in the late 1990s. The survey project, which took place in 1998 and early 1999, documented all of the intact historic resources within the city limits of Cole Camp. Several hundred properties were field checked, and basic information was compiled for 252 of the most intact historic properties in the town. (Those properties will hereafter be referred to as the "survey group.") The survey helped link individual properties more directly with existing local histories, and identified broad historical

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contexts for the community in general.

The survey also found that many of the buildings in the community are potentially eligible for inclusion in the National Register. One of the most intact groupings of such buildings is in the commercial center, along Main and Maple Streets. Two residential areas were also found to have a significant concentration of intact resources, and there are many individual sites as well. This Multiple Property Documentation form is being used to provide an efficient mechanism for nomination of those resources. The first phase of the nomination process has been the creation of this cover document, with an associated nomination for the Central Cole Camp Historic District.

This cover document, which is heavily based upon the information gathered during the survey project, establishes historic contexts, property types, and registration requirements for all potentially eligible historic resources in the community. The narrative description of the town's history has been organized around three major periods of development, which, along with the overall architectural history, form the four historic contexts included in this section of the Cover Document. Individual property types and associated information are identified in Section F.

The periods of development are as follows:

I. Settlement and Pre-Railroad Development: 1839 to 1880. This period covers the earliest history of the community, beginning with the founding of the town in 1839, and ending with the coming of the railroad in 1880. Most of the resources which survive from this period are residential.

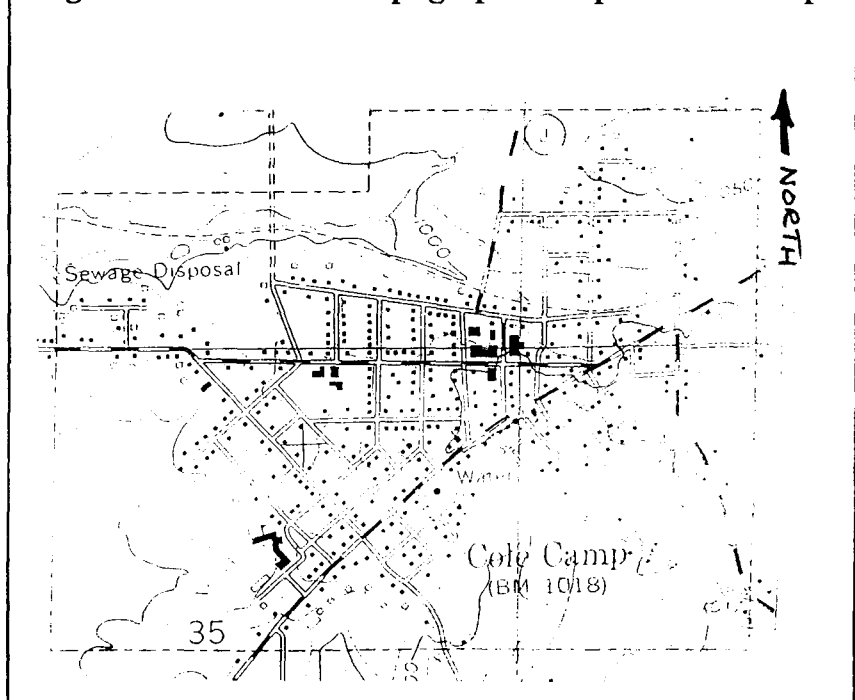
II. Early Railroad Era: 1881-1914.

The introduction of rail service in 1880 had an immediate, intense effect upon community development, and the majority of the historic resources in the town today still reflect that period of growth. Most of the buildings in the present commercial center were built during this period.

III. Early Twentieth Century

Development: 1915-1951. This last period saw continued prosperity, with a slower rate of growth. Most new construction occurred in established residential areas. ▽

Figure One. Modern Topographic Map of Cole Camp.



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Benton County, Missouri

I. Settlement and Pre-Railroad Development: 1839-1880.

Cole Camp has a long history of Euro-American occupation; the original part of the town was home to one of the county's first post offices, which was run by Kentucky native Ezekial Williams. Williams was one of the most prominent early settlers in the area; Williams Township and Williams Creek are both named in his honor. As one county history put it, "the old story of Cole Camp always begins with Ezekial Williams (1775-1884)."¹ Williams, an early Missouri pioneer of national repute, first passed through the area in 1818, while working on a military road which ran between Palmyra, Missouri and Ft. Smith, Arkansas.² That road, which still runs through the county, played an important part in the settlement of Cole Camp and the surrounding countryside. It was in place from the first days of settlement, and was referred to as "the old road" as early as the 1870s.³ It runs through Cole Camp today and is still known as the Boonville Road.

Williams, who returned to the area around 1830, is said to have been the first "Anglo-Saxon settler in Benton County."⁴ He started a trading business and farm a few miles southwest of the present townsite soon after his return, and was very active in the establishment of Benton County. He was one of the first Judges of Election, and it was in his home that the first election in Williams Township was held. The first County Court to meet after Benton County's organization in 1835 awarded Williams a merchant's license, and shortly after gave him a license to operate one of the county's first post offices as well.⁵ Williams named the post office "Cole Camp," reportedly after his home township in Kentucky.

A few years after Williams opened his post office, the first building in what is now Cole Camp was erected. It was a house, built by Dr. Hosea Powers, a lawyer who later served in the Missouri State Senate. (The "Dr." was probably an honorary title, there is no evidence that he practiced medicine.) Powers' house was in a good location for a settlement. It was located near the intersection of at least three major roads, the Butterfield Trail, the Boonville Road, and the

¹ Cole Camp Area Historical Society, Cole Camp Area History: 1839-1976, (Shawnee Mission, KS: Kes-Print, Inc, 1976) p. 6.

² Leroy R. Hafen, The Mountain Men and the Fur Trade of the Far West: Biographical Sketches of the Participants. (Glendale, CA: Arthur H. Clark, Co. 1972), pp. 393-409.

³ James H. Lay and George C. Worth, History of Benton County, MO, (Warsaw, MO: Proposed Benton County Historical Society, ca. 1912, typescript copy from the collection of Robert Owens, Cole Camp.) p. 6.

⁴ Lay, p. 7.

⁵ Cole Camp Area Historical Society, p. 5.

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Versailles-Jefferson City Road, which came in from the east. Several houses and stores were built after Powers', and within a few years there was a small settlement at that intersection. Ezekial Williams followed the business, and moved his post office there, after which the settlement took the name of the post office. The town has been called Cole Camp ever since.⁶ It is generally held that Cole Camp was founded in 1839, although this appears to be based more on when the post office moved to town than any formal plat or organized development.

It can be argued that another early settler, Hosea Powers, had as much to do with the town founding as did Williams. In addition to building the first house in the area, he at one time owned much of the land now within the city limits. An early county history noted that Powers was "moving west, without any plan as to where he should locate," when he "came upon the spot where Cole Camp now stands, and being pleased with the location, he at once determined to settle upon it."⁷ Powers was apparently a multi-talented individual, in addition to being a lawyer and a politician, he was a surveyor and real estate developer. He laid out his own claim, and soon sold house or store lots to other individuals.

Powers received a patent for 80 acres of land surrounding the intersection of the old roads in 1839, and apparently continued to acquire adjoining land for much of the next ten or fifteen years.⁸ He and his wife, Adeline, sold off small parcels near the intersection to at least three other early settlers. Septimus Martin, one of the settlement's first store keepers, bought a lot in 1848, and Samuel Fowler bought one in 1852. The land Fowler purchased is still called the "Fowler Lot" in legal descriptions, and the Martin store site, which is now occupied by the ca. 1914 Boeschen House, continues to be a separate property.⁹

It was also about that time that Powers first sold land to William C. Blakey, who bought a small lot next to Fowler's from him in 1852. In 1855 Powers sold Blakey a much larger parcel, consisting of nearly all of Powers' original patent. That parcel included most of the land upon which the original town is located, and several more acres north of the old road intersection. It is not clear if Powers died shortly after that, or simply moved on; he disappears from records after the mid 1850s.

William Blakey, and his brother, Yelverton C. Blakey, played a major role in the

⁶ Cole Camp Area Historical Society, p. 6.

⁷ Lay, p. 10.

⁸ Land transfers have been traced through abstracts for several different survey properties, and not all land transfers were included in those records. County deed indexes are a bit sketchy for that time period.

⁹ Abstract for Lot 5 and 8, Block 9, Original Town of Cole Camp.

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development of the village of Cole Camp, and it is they who are credited with transforming the trading settlement into a formal town. They were aided by the introduction of stage service to the area. In 1858 the Butterfield Stage line between Boonville and Springfield began running through the settlement. The plat for the original town of Cole Camp was filed at the Benton County courthouse around the same time.

Although the plat is undated and gives no owner or surveyor's name, much of the town was laid out on the land William Blakey bought from Powers. Also, the 1860 Missouri State Gazetteer and Business Directory describes Cole Camp as having been "laid out in 1857 by the Blakey Brothers," and other accounts note that the early settlement was once called "Blakey Town."¹⁰ (It was also known by the more colorful name of "Lick Skillet," for reasons unknown.) It has been assumed, therefore, that the Blakey's filed the plat for the original town of Cole Camp.

The town was laid out just southwest of the intersection, and is oriented to the Butterfield Trail, which was called Main Street on the plat. (See Figure Two.) The plat includes an open public square on the northern edge of the town, surrounded by evenly spaced streets and blocks. Street names show further evidence of Blakey involvement, as there is a Blakey Street right in the center of town. The only other street believed to be named after a person is Ferguson Street, which was probably named after hotel proprietor J. C. Ferguson.¹¹

The town was soon greatly expanded by the creation of Blakey's Addition, which nearly doubled its size. That addition was presumably platted for the Blakey brothers, as well; the filed version also lacks names or a date. The 1862 tax book for Benton County includes an assessment for a lot in Blakey's Addition, and it has therefore been assumed that it was platted ca. 1861.

By the eve of the Civil War, Cole Camp had developed into a busy, well-balanced community, with at least one school, two churches and a number of businesses and homes. The 1860 Missouri State Gazetteer and Business Directory listed more than thirty five different businesses in Cole Camp, as well as two school teachers, two ministers and a justice of the peace. That list of businesses and professionals also shows that there was much construction underway. There were four different brick makers, five carpenters, and two real estate agents.

The Blakey family was well represented in that group; Goodwin Blakey had a general store, as did "Blakey and Bros.", Y. C. Blakey was the post master, and W. C. Blakey owned a livery stable and sold real estate. Very early deed records also show that they owned numerous lots in both Cole Camp and Blakey's addition, and that Wm. C. owned the most.

¹⁰ Southerland and McEvoy, Missouri State Gazetteer and Business Directory, (St. Louis: Sutherland and McEvoy, 1860) p. 59.

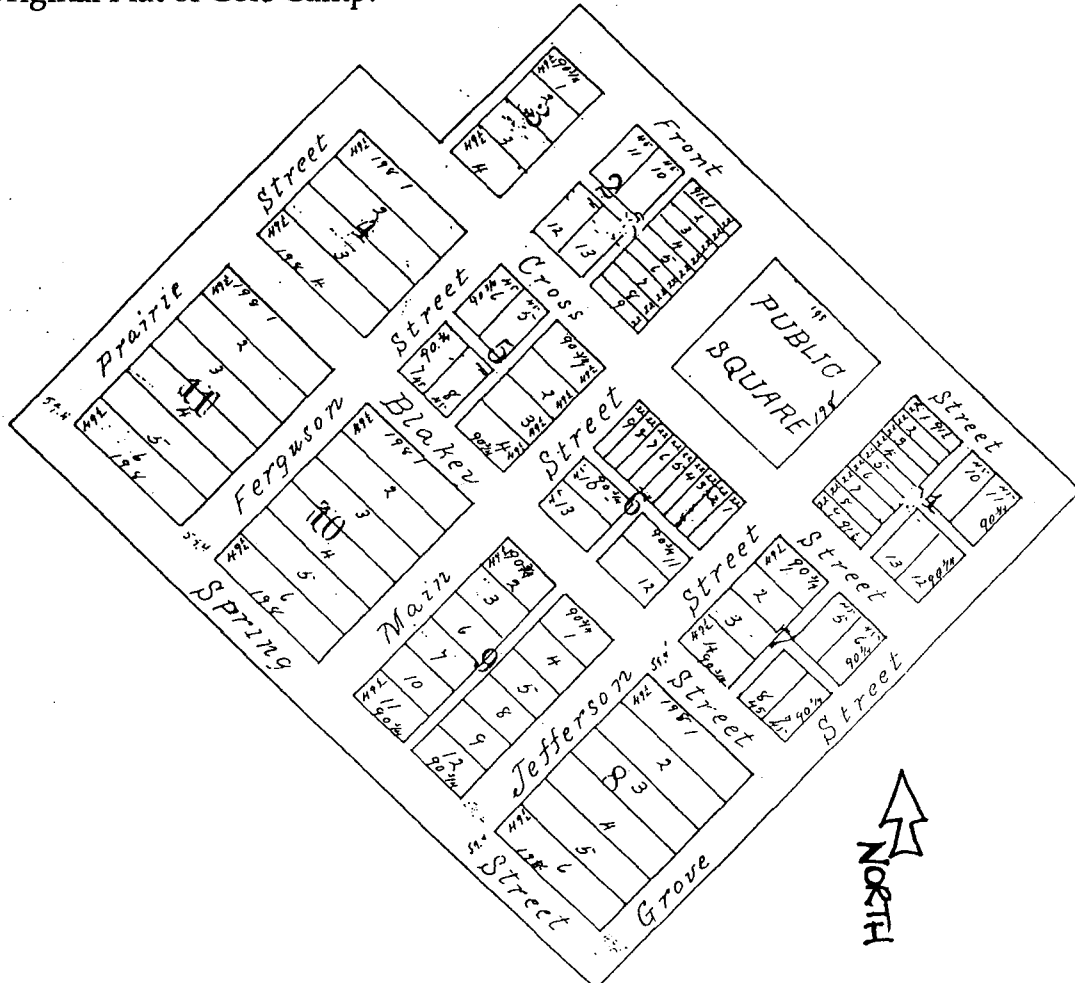
¹¹ Ferguson is among the business owners listed in the Cole Camp entry of the 1860 Missouri State Gazetteer and Business Directory, p. 59.

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Figure Two. Original Plat of Cole Camp.



The Blakey's did not, however, do quite as well with their real estate ventures as they had planned. In 1867, William and Y. C. Blakey filed for bankruptcy, and by 1869 they were living in Cooper and Johnson Counties.¹² It is possible that the Civil War was at least partly responsible for the bankruptcy. The war may have interrupted development to such an extent that they were unable to capture the profit they needed to, or they may simply have left the area for political reasons.

As with most Missouri communities, development halted with the Civil War. Stage service was discontinued in 1861, and Cole Camp was brought into the conflict very early. The town was

¹² Abstract for Lots 5 and 6, Block 9, Original Town of Cole Camp.

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the site of one of the first battles of the war and the second in Missouri: the "Battle of Cole Camp," which took place June 19, 1861.¹³ Settlement patterns in the county had created a tense situation, with area residents fiercely divided over the issue of slavery. The "old stock" Americans in the southern part of the county were confederate sympathizers, while German immigrants who were living mainly north and east of Cole Camp were strongly pro-Union.

At least one surviving historic house in the area, the H. H. Parks house, which is just west of town on Highway 52, was the scene of a war-related conflict. Local history holds that Parks was killed at that house by Union forces, who suspected him of supplying information to southern sympathizers.¹⁴

Although tensions remained high throughout the war, there was little physical damage to the town, and things appear to have settled down relatively quickly afterwards. As one source put it: "After the war it seems the area made a smooth transition to a peaceful mode of life, and progress resumed with less turmoil and conflict than was experienced in so much of the nation."¹⁵ County plat and tax records also indicate that things returned to normal fairly quickly, and that the town continued to grow. Two small additions were platted in 1866, and the land tax records for 1869 show that both the original town and Blakey's addition were seeing further development.¹⁶ Historical sources also show that Cole Camp was a thriving community in the period immediately following the war.

A series of articles which ran in the Benton County Enterprise of Warsaw, Missouri in 1934 documented the memories of Viola Huse Moore, who came to Cole Camp as a child in 1866. In an article titled "Cole Camp in 1866," she wrote: "Proceeding through town on Main Street [now Butterfield] we viewed with interest the buildings on either side...the residence and saddlery shop of Louis Rothganger...the two story building of Fred Feldman...Mittlebach's store...the neat little residence of the merchant and his wife...the post office..the public square..."¹⁷ Ms. Huse described

¹³ Robert Owens, et. al., Hier Snackt Wi Plattdeutsch: Here We Speak Low German, (Cole Camp: City of Cole Camp, 1989) pp. 179-192.

¹⁴ Owens, et. al., pp. 201-202.

¹⁵ Cole Camp Area Historical Society, p.113.

¹⁶ Benton County Records show that Feldman's Addition and Fowler's Addition were both filed in 1866. The lot lines in Feldman's Addition line up directly with those in Blakey's Addition, leading to speculation that Feldman laid out his addition earlier, but did not file it until after the war.

¹⁷ Viola Huse Moore, "Cole Camp in 1866." (Third article in a series, the Benton County Enterprise, Warsaw, MO, 1933.)

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several different residences, as well as a number of two story business buildings and a large brick hotel, which hosted "public meetings, banquets, balls, etc." That hotel was the Keeney House, which was located at what is now 601 W. Butterfield. The house there today is said to have been built of bricks salvaged from that large early structure.¹⁸

Cole Camp continued its steady growth into the 1870s. The 1876-77 Gazetteer entry for the town noted that the population at that time was "perhaps 300," up from 200 in 1860. That population increase can be attributed in part to a marked increase in German immigration to the community. German immigrants had begun settling in the area as early as the 1840s, but it was not until after the war that the influx into Cole Camp became significant. Census records show that by 1850, 37% of the families in Williams township were from Germany, up from 25% the decade before.¹⁹ That trend continued even more strongly after the war, to the point that German heritage became a dominant force in the social and commercial history of the community.

The immigration to Cole Camp followed national and statewide trends. The United States experienced a major influx of German speaking immigrants during the nineteenth century; the total foreign-born population of the United States in the last half of the nineteenth century ranged from 25% to 30% German.²⁰ The Midwest states were especially popular destinations for the immigrants, and significant numbers of Germans settled in Missouri. Census figures show that by 1890, nearly 125,000 Missourians were German-born, and approximately twice that number were German speaking.²¹ That tide of immigration left a lasting impression. Twentieth century studies have shown that Americans with German ancestry currently form the largest European ethnic group in the country, and it has been estimated that nearly forty percent of Missouri's modern population has some German ancestry.²²

Many of the immigrants who settled in Cole Camp were Lutherans from the northern German province of Hanover. They spoke a German dialect known as "Low German", which is

¹⁸ Owens, et. al., p. 142. and Cole Camp Area Historical Society, p. 38.

¹⁹ Cole Camp Area Historical Society, p. 6.

²⁰ Hildegard Binder Johnson, "The Location of German Immigrants in the Middle West," Annals of the Association of American Geographers, Vol. XLI No. 1. (March, 1951) p. 1.

²¹ Adolf E. Schroeder, The Immigrant Experience. (Columbia: University of Missouri and the State Historical Society of Missouri, 1988), p. 28.

²² Adolf E. Schroeder, "To Missouri, Where the Sun of Freedom Shines: Dream and Reality on the Western Frontier," and Donald M. Lance, "Settlement Patterns, Missouri Germans, and Local Dialects," both in The German-American Experience in Missouri (Columbia: University of Missouri Press, 1986.)

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still spoken in the community today. The German heritage of Cole Camp has been well documented in the locally produced book Hier Snackt Wi Plattdeutsch: Here We Speak Low German, and residents of the town continue to recognize and celebrate that tradition. The families of many of those early German immigrants remain in Cole Camp today, and a comparison of early census records with a modern Cole Camp phone book reveals many of the same family names.

The scarcity of remaining resources from the earliest period of town development belies the fact that Cole Camp was a prosperous community relatively early in the 19th century. The population increased from 200 in 1860 to 500 in 1880, and continued to rise in the following decades. In the late 1870s, business interests were given a significant boost, via the building of railroad tracks through the area. Access to rail service was to have a profound and lasting effect upon Cole Camp.

II. Early Railroad-Era: 1881-1914.

As was the case for countless other American towns, the coming of the railroad had a huge impact upon Cole Camp. Between the time the railroad first came through and the eve of WWI, fully two thirds of the historic buildings in the community today were built, and the physical boundaries of the town more than quadrupled. The community saw a significant increase in both residential and commercial development, and the appearance of the town today still reflects that period of growth.

The Missouri Pacific Railroad started work on a rail line from Sedalia to Warsaw in the late 1870s, and in the fall of 1880, the first train came through Cole Camp. The new rails ran north of the original town, and development immediately shifted north to be close to the tracks. The train was running through the Cole Camp area by September of that year, and the full run from Sedalia to Warsaw was completed on November 20.²³ In October of the same year, a plat for the "Railroad Addition to Cole Camp," which nearly doubled the size of the town, was filed at the county courthouse.

It is interesting to note that the Railroad Addition did not actually touch the borders of the existing town, and for a few years Cole Camp consisted of two separate areas. (See Figure Three.) Later additions, combined with an incorporation in 1897, united the two areas, although there are still parts of town that do not appear to have ever been formally platted.

The Railroad Addition was platted by a group of local residents who had incorporated a year earlier as the Osage Valley Construction Company. County records show that the trustees created the corporation specifically to take advantage of the pending rail service. The articles of incorporation stated that the "object of said company is to build and construct railroads,

²³ Cole Camp Area Historical Society, p. 11.

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embankments, and bridges."²⁴ The trustees of the corporation were Alonzo R. Kieffer, John R. Freed, and Cyrus Newkirk. At least two of those men were Cole Camp residents. Freed was included in the 1879-80 Cole Camp business listings as a doctor and partner in a drug store, and Kieffer was part of a family who had been in the area since before the Civil War.

Kieffer's parents, Luther and Polly Kieffer, were in Cole Camp as early as 1859, when they bought a large parcel of land near Old Cole Camp from W. C. Blakey. Although Luther Kieffer died in 1864 without developing any of the land, it remained in his family. His three sons, Alonzo R., George, and Garret S, later developed much of it, and all became quite active in the business community.²⁵ As mentioned, A. R. Kieffer was involved with platting the Railroad Addition, and tax records show that his brother George owned a very large number of the lots in the Railroad Addition before they were developed. George later became a lumber dealer, brickmaker, and builder. Garret S. Kieffer was very active in the business community; he was first president of the first bank in town, served at least one term as mayor, ran a dry goods store, and platted the GSK Addition with a partner in 1899.

A new depot was built near the north end of Maple Street soon after the railroad was completed, and the area south of it, in the east end of the Railroad Addition, quickly developed into a new commercial center. It functions as such yet today. One local history noted that when the railroad opened "the businessmen and tradesman from the business district around the public square packed up their wares, their equipment, and their energies, and moved closer to the railroad."²⁶

This was a typical, and practical, development. It was naturally desirable for businesses to be close to the depot to allow easy access to shipping services. Similar developments took place all over the Midwest; one history of small towns mentioned that "every country town exerted itself to be a railroad town" and that "construction of freight and passenger stations brought a swarm of tradesmen and mechanics to purchase lots."²⁷ By the 1890s the business district occupied several blocks of the Railroad Addition, and only a few businesses remained in the south part of town.

Figure Three. Additions to Cole Camp, 1880-1884. Base map from Cole Camp Area History, additions

²⁴ Abstract for survey property #23. Incorporation papers.

²⁵ Abstract for survey property #23, affidavit with Kieffer family history from Alonzo Rouse, Aug. 3, 1897.

²⁶ Cole Camp Area Historical Society, p. 15.

²⁷ Lewis Atherton, Mainstreet on the Middle Border, (Bloomington: Indiana University Press, 1984) pp. 6, 229.

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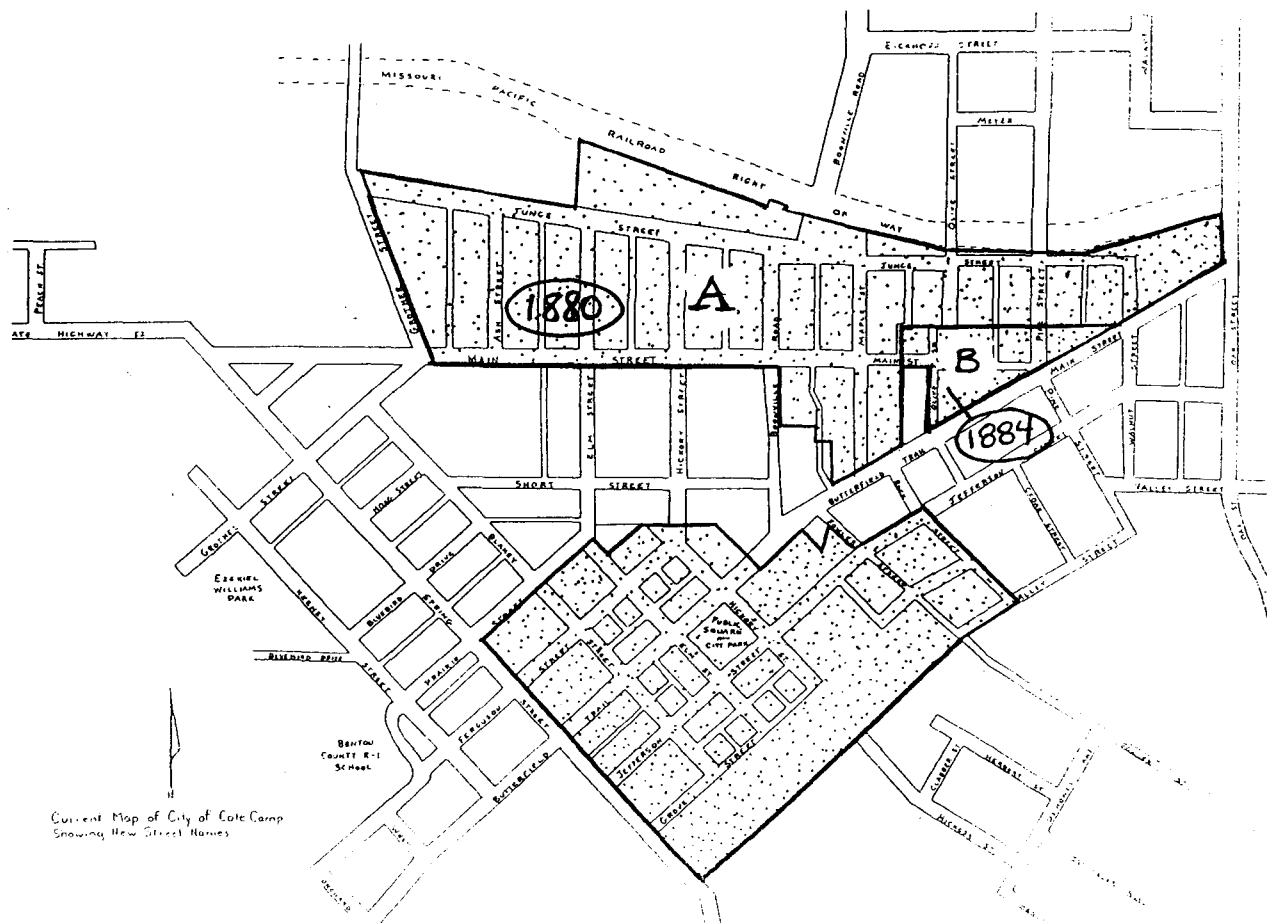
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mapped by Debbie Sheals, from County plat records, and the 1904 Atlas map.

A. Railroad Addition, 1880

B. Smasal's Addition, 1884

Other shaded areas were platted before 1880.



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One of the establishments which remained in the south part of town was also one of the community's more enduring historic businesses. Fajen's Store operated for decades in a brick commercial building located just a few doors off the original public square. Fajen's brick store at 304 West Butterfield was built ca. 1884, and, while it contained a general store run by Louis Schroeder when new, it is best known for its long association with the Fajen family.²⁸ Henry G. Fajen was operating a store there in the 1890s, and his son Oscar H. Fajen carried on the business into the middle part of the twentieth century. Oscar Fajen bought the building in 1928, and his widow Emma Fajen, owned it into the 1970s.

An ad for Fajen's which ran in an 1899 edition of the Cole Camp Courier shows that by that time, the original part of town was considered the "old town". From the ad: "DON'T FAIL TO CALL AT MY STORE IN OLDTOWN, when in town, to see what I have and to learn my prices....YOU CAN ALWAYS GET SOMETHING YOU WANT.....Call and see me. H. G. FAJEN."²⁹ The Fajen's Store building is the only 19th century business building left in the Original Town of Cole Camp. It is also the oldest, and one of the most intact, of all the commercial buildings in Cole Camp.

The building was built by Louis Grother, a prominent local citizen who owned several local businesses over the years, including three different drugstores. Although the Fajen's building was owned by Grother or his heirs from the time of its construction until the 1920s, he does not appear to have ever operated a business there. Grother's first drugstore was in a frame building which sat directly west of the Fajen's Store.³⁰

The record of Grother's drugstore locations parallels the commercial history of the town; he kept moving north. He started out near the public square of the original town, then moved to a new building at the corner of Butterfield Trail and Maple, and finally moved a bit further north, to a building on South Maple, near the center of the commercial district. (The two later stores are part of the proposed Central Cole Camp Historic District, as are most of the post-Railroad commercial properties in town.)

Grother's second building, the ca. 1896 Bellview Hotel, is one of the largest surviving historic commercial buildings in town today. The large brick building at the south end of Maple Street has commercial spaces on the ground floor with hotel rooms on the upper level. There is also a two-story residential unit attached to the west edge of the hotel, set back a bit from the street. That may have been the home of early hotel keepers; Grother and his family lived in a

²⁸ Esser, "Locations in Old Cole Camp," p. 10.

²⁹ Cole Camp Courier, March, 1899.

³⁰ There is a historic photo of the building with the early drugstore next to it in Owens, et. al. p. 124.

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freestanding frame house nearby. Grother retained ownership of that property into the late 1920s, which was after he moved his shop to a rented space closer to the central business district.

The Bellview was the newest of three hotels which were in operation at the south end of Maple Street during that period. The oldest was the ca. 1861 City Hotel (later Eding Hotel), a two story frame building located on Butterfield just west of Maple Street. That establishment served as a stage stop in the 1800s, and remained in operation into the early 1900s; it was demolished in 1957.³¹ The other early hotel on the block, the ca. 1888 Melvin Hotel, has survived, however. It is a two story frame building, located just a few doors from the Bellview. The Melvin Hotel was run by Benjamin Melvin when new, and later by his widow Sara. Their son, Dr. James M. Melvin, also had his office on the second floor.

Another prominent businessman of the time, Henry Eickhoff, also owned property on Maple Street. Eickhoff was a skilled furniture maker who practiced his trade in Cole Camp for decades. Like Louis Grother, Eickhoff had started out in business in the old part of town and moved north when the railroad came through. His early house was near the original public square, at 303 Jefferson St. (That ca. 1861 building is still in existence; it is one of the oldest intact houses in the community today.) He made furniture and caskets in a shop behind the house before moving to Maple Street. He continued his business in two buildings located on North Maple Street. Remarkably, Eickhoff's Maple Street buildings still contain some early woodworking equipment. A description of Eickhoff's shop from a local history noted that "fancy trims for houses, etc., were made here."³² Many of the porches found on Cole Camp houses of this era are markedly similar, and it seems likely that many of their components were manufactured in Henry Eickhoff's shop.

Eickhoff also owned another furniture store on Second Street (now Main). He bought that building in 1915 from William Beckman, with whom he is said to have been in business sometime in the late 1800s. The Second Street store is still an Eickhoff furniture store; it is the present location of the E. L. Eickhoff furniture store. E. L. Eickhoff is the grandson of Henry Eickhoff; Henry's son, Edward Lewis (also E. L.) operated the store on Main Street before the younger E. L. took over.

The Eickhoff family also played an important role in the residential development of the community. In 1907 and 1911 Henry Eickhoff and his brother Albert G. filed plats for residential development north of the railroad tracks. Part of that area is yet known as Eickhoff Hill. Most of A. G. Eickhoff's Addition was developed over the next few decades, as were the southernmost

³¹ Cole Camp Area Historical Society, p. 15, and the 1900 census entry, which showed that David Biddle was the hotel keeper at that time.

³² Cole Camp Area Historical Society, p. 16.

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blocks of Henry Eickhoff's, and the area today contains one of the more cohesive collections of intact historic houses in Cole Camp.

The north end of Maple Street, which was closest to the depot, developed a less than savory reputation in the last part of the 19th century. The west side of that block (across from Eickhoff's shop) became lined with saloons and billiard parlors soon after that area began to develop into a commercial center. Those establishments attracted the patronage of a unruly crowd of heavy drinkers, and the area was known as "Battle Row" into the early 1900s. Local history holds that many of those patrons were from railroad crews, first from the Missouri Pacific Line, and later from the Rock Island, which was built about 1.5 miles north of Cole Camp. The area was even known as "Rock Island Venue" by some early town residents.

The rowdiness was fairly well-contained however, and the rest of the community continued to developed at a steady pace. As one local history put it "if the citizens stayed off Battle Row, or out of the way of fights that might spill over into other parts of town, they could avoid this seamier side of the community."³³ It was also noted that temperance meetings in town were well attended during that period, no doubt as a reaction to the atmosphere on North Maple.

Unruly crowds notwithstanding, by the turn of the 20th century, Cole Camp was thriving. The statistics are impressive:

- The population jumped from 600 people in 1890 to just over 900 in 1910.
- The number of businesses listed in the state Gazetteer increased from 19 in 1890, to 48 in 1899.
- Six new Additions were platted between 1890 and 1910.
- Cole Camp was incorporated as a village in 1897, and as a fourth class city in 1900.

The 1904 map of Cole Camp which was included in the county atlas of that year shows that the city limits had expanded greatly, and the town was nearly as big as it is today. (See Figure Four.) That physical growth was accompanied by a significant building boom. Almost half of the historic buildings in the town today were built between 1891 and 1910, and almost all of the existing historic commercial buildings in the community today were built before 1915. A scan of local papers published around the turn of the century revealed many notices of new construction, as well as an observation printed in 1898 that, "Geo. Kieffer, the lumber dealer, informs us that according to the signs, there will be more buildings erected in Cole Camp this season than ever before."³⁴

George Kieffer was one of many area businessmen to have benefitted from the new prosperity brought by the railroad. He owned property all over the community at one time or

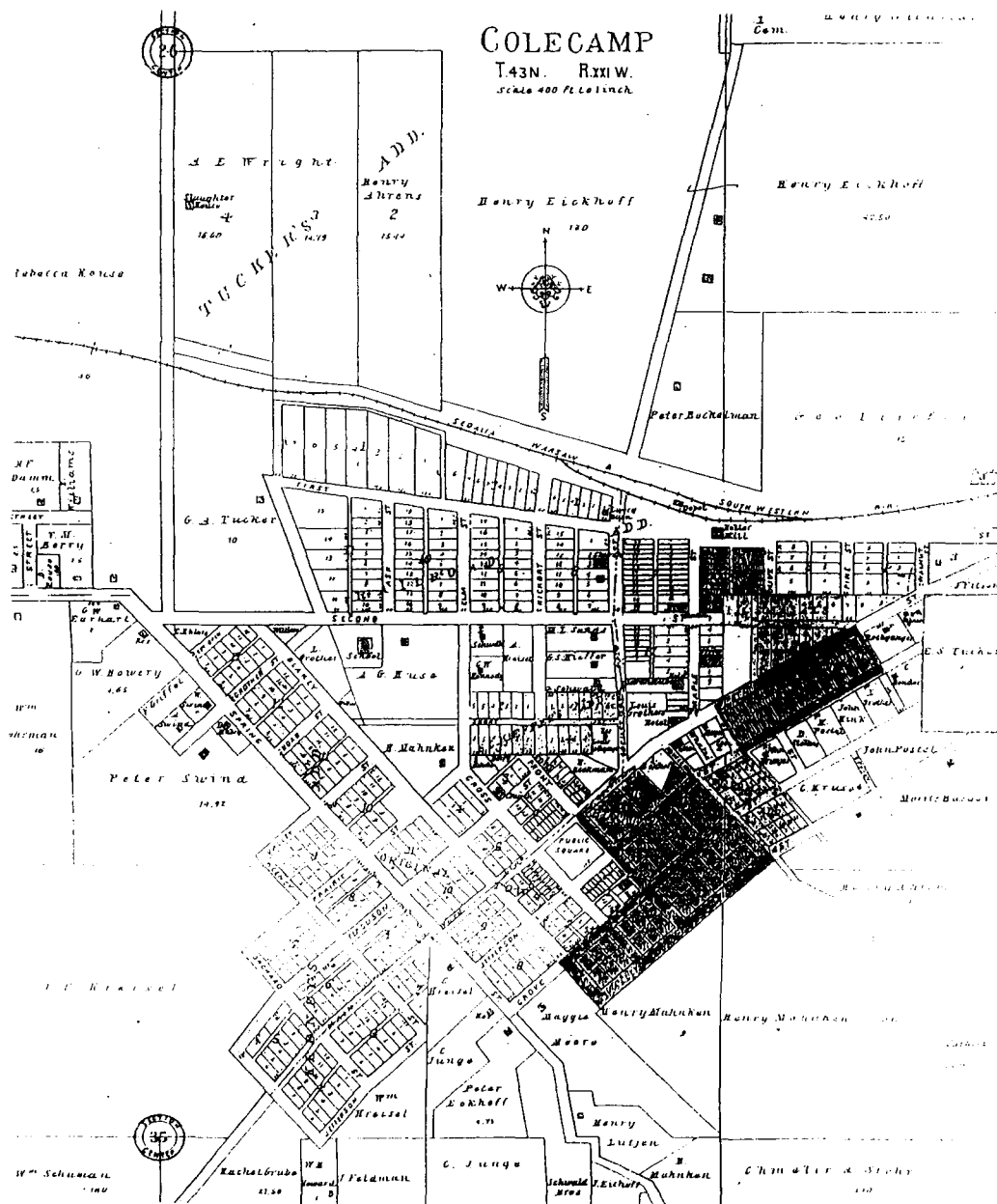
³³ Owens, et. al., p. 146. Most of those early saloons were gone by the time the town was mapped by the Sanborn Company in 1930, and only one remains in existence today.

³⁴ Cole Camp Courier, Aug. 12, 1898.

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Figure Four. Atlas Map of Cole Camp, 1904.



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Kieffer's small frame house, which was built ca. 1894, is the only Second Empire style building in the survey group, and one of the more highly styled small houses in town. It is likely that Kieffer built the house from plans ordered through his lumber business. The family apparently moved into larger quarters as their means allowed. Kieffer also owned a much larger house on North Hickory Street, which was built around the turn of the century. The two-story frame house on Hickory also features the type of finely crafted woodwork one would expect to find on a lumber dealer's home.

Kieffer's involvement with general contracting included work on several business buildings in town. An article in the Cole Camp paper of May 26, 1898 noted that "ground was broken for three new brick store buildings last week....Kieffer and Lauchlan have the contracts for these buildings and the brick is now being made at their brickyard west of town." The article was referring to a row of three commercial buildings on what was then Second St. One of those has since been demolished; the other two are in the 100 block of E. Main Street.

The "Lauchlan" of Kieffer and Lauchlan was presumably M. A. Lauchlan, who was referred to in an earlier paper as "our brick maker."³⁵ Several of the commercial buildings in town, including those mentioned above, feature ornate brick cornices which may be Lauchlan's handiwork. One of the most elaborate and intact such cornices can be found on the buildings now located at 105 and 107 E. Main St. (The cornice is continuous across both facades.)

Keiffer and Lauchlan also had the contract for the Citizens Bank Building, which was built on the northwest corner of the intersection of Main and Maple in 1898.³⁶ The strength of the business community during that period is attested to by the fact that both banks in operation at that time erected new buildings in the commercial district around the turn of the century. The Peoples Bank Building went up directly across Maple from the Citizens Bank just a few years later, in 1906. Both of those buildings survive, and are two of the largest historic commercial buildings in the community today.

The Citizens Bank, which was the first, and for a time the only, bank in town, had been in operation at another location on Maple Street since 1893.³⁷ (George Kieffer was founding secretary, and G. S. Kieffer was the first elected president.) The People's Bank was the second bank in Cole Camp, and was followed in 1920 by the last to be established, the Farmers Bank. All three banks remained in business until the Depression, when the Peoples Bank folded, and the other two were reorganized to form the Citizens-Farmers Bank. The Citizens-Farmers Bank is still in operation,

³⁵ Cole Camp Courier, Nov. 11, 1897.

³⁶ Owens, et. al., p. 115.

³⁷ Cole Camp Historical Society, pp. 67-71.

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and continues to occupy the brick building erected by Keiffer and Lauchlan in 1898.

Technological advances and railroad-induced prosperity also made possible various improvements to the town's infrastructure and other public amenities. Telephone service was established in 1899, and a city waterworks was put in place in 1911. The town's first electric plant was put in operation in the teens—a local history noted that, at first, electricity was only available for lighting from dark until 11p.m., and half days on Wednesday “so that the weekly ironing could be done.”³⁸ And, although the public roads were all of dirt until the 1920s or 30s, by the early teens, the city had installed concrete walkways across major intersections, and made it the job of the City Marshall to keep them swept.³⁹ (A good sign that Battle Row had calmed down.) The town could also boast of its own newspaper beginning in the early 1890s on; the Cole Camp Courier, which is still in operation, began publication in 1893.⁴⁰

One of the first residential areas to be developed after the railroad came through is located around Short Street, just south of Main Street. Much of Short Street is in the G.S. Kieffer Addition, which was platted in 1899, and apparently immediately developed. Every house now in that Addition was built well before 1929, and all are relatively intact and in good condition. There are also several intact houses west of that addition, in the Mahnken Block, which was platted by Henry Mahnken in 1908, and the High School Zone, which was first platted by J. H. Frederich in 1913.

The southern part of town also saw residential development during that period. In spite of its early function as the business center, the area is today nearly exclusively residential, and the streets are filled with a diverse mix of houses. It is not at all unusual to find houses from several different decades on the same block, often sitting side by side. One of the largest additions to the south part of town occurred in 1885, when Keeney's Addition was platted. At least a few of the houses in Keeney's Addition appear to pre-date that plat, and it is possible that there was construction going on in that part of town even before it was filed.

Many of the congregations in town also replaced their modest early churches with large new buildings in the first decades of the new century; four of the five historic churches in town were built in the teens, and three of those replaced early buildings. The Trinity Lutheran Church, on Butterfield at the southern end of Maple Street, was built in 1911, the Congregational Church on Boonville Road was built in 1913, and St. Paul's Evangelical Lutheran Church was built in 1917 at Front and Jefferson Streets. All three of those churches are sizeable brick buildings which are very much intact, and in good to excellent condition. As in many communities, they are some of the

³⁸ Cole Camp Historical Society, p. 78.

³⁹ Owens, et. al., p. 147.

⁴⁰ Cole Camp Historical Society, p. 72.

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largest and most elaborate buildings in town yet today.

The coming of the railroad brought significant physical and socioeconomic changes to Cole Camp. The entire layout of the town changed, as did business and social opportunities. The effect that the railroad had on the community was typical of early towns throughout the Midwest and other parts of the country. One railroad history claimed that "the use of the word 'revolutionary' is overworked in contemporary conversation...but it is the correct term to use to describe the impact of the railroad on American society late in the nineteenth, and into the twentieth centuries."⁴¹ Rail service meant direct connection to world markets, and the creation of a rail line inevitably had a major effect upon the area it served. Numerous Missouri communities saw significant increases in population and business as a result of rail service, and many others were actually created by or because of the railroad.

In Cole Camp, the railroad served many of the same functions as the early trails had in the ante-bellum period. It anchored the town, provided an influx of business from travelers, and maximized access to distant services. Rail service greatly simplified many everyday transactions for local residents. Prior to 1880, the nearest shipping point in the area was in Sedalia, which at 18 miles away meant a long commute by wagon or horseback. Once the railroad was established, one needed only to walk to the depot on the north end of Maple Street. △

III. Early Twentieth Century Development: 1915-1951

Cole Camp continued to grow in the post WWI era, albeit at a slower pace than in earlier years. Although the population of the town stayed around 900 into the 1930s, the number of new buildings in the community dropped off sharply after the turn of the century. (See Figure Five.) This is probably because so many buildings had been built in the previous period that there was less of a need for new construction. The business section of town was well established along Maple and Main Streets, and most of the residential areas had been laid out and at least partially developed.

There is an interesting first-hand account of Cole Camp life from this period which was written by Juanita Jeffries, who spent her childhood there in the 1920s and 30s. She wrote: "Cole Camp has always been a special place. It was certainly a special and wonderful town when I grew up there during the 1920s and early 1930s...Cole Camp still retains that older charm and historic character and a walk through town today finds most of the old buildings still there."⁴² Ms. Jeffries described many of the businesses in operation when she was a girl, most of which were in

⁴¹ Withuhn, William, ed. Rails Across America, (New York: Salamander Books Ltd., 1993) p.1.

⁴² Juanita Jeffries, "A 1920s Memory Walk Through Cole Camp," (Typescript from the collection of Robert Owens, early 1990s.)

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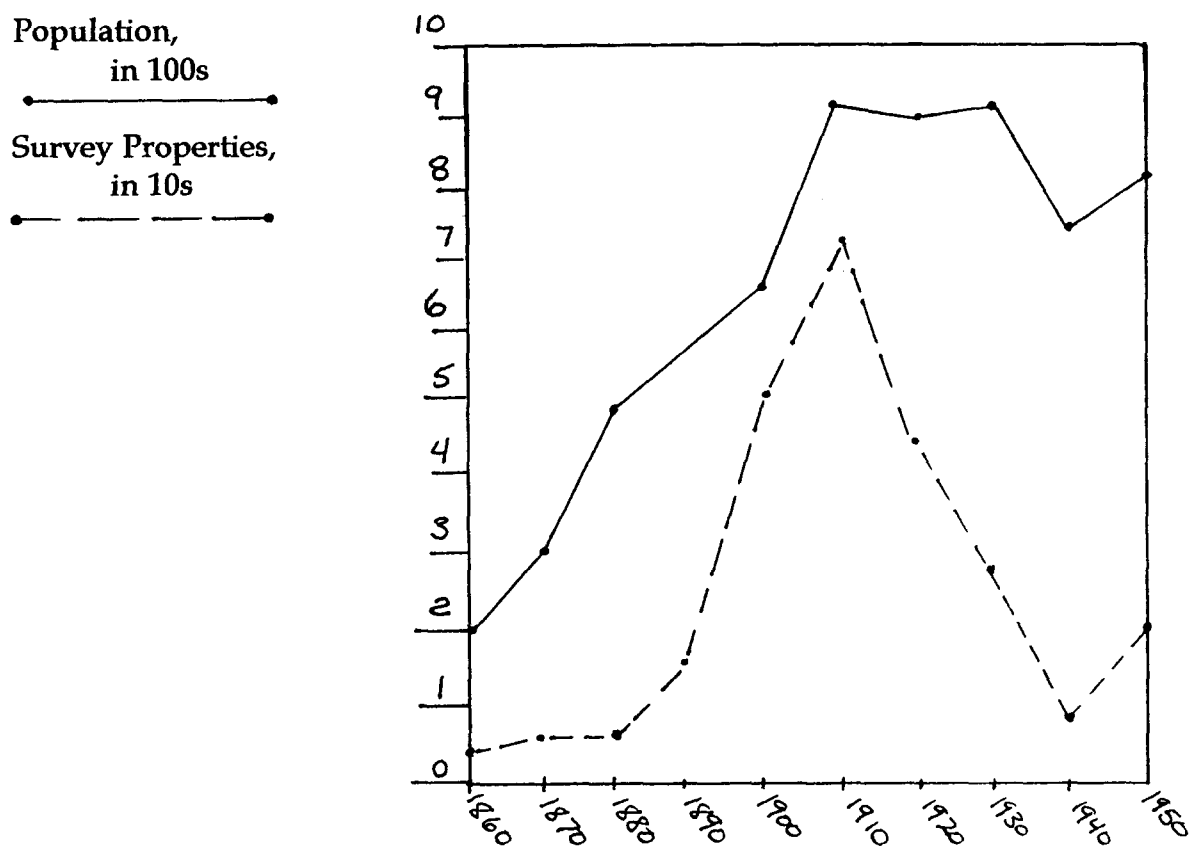
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buildings built around the turn of the century.

Figure Five. Early Population and Numbers of Survey Properties.



Population Figures:

Taken from Gazetteers and various issues of the Official State Manual of Missouri.

1860-- 200

1870- approximately 300

1880- 500

1890- 600

1900- 648

1910- 910

1920- 899

1930- 932

1940- 753

1950- 813

1990-approximately 1,200

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Ms. Jeffries' account includes good descriptions of life at the Bellview Hotel on South Maple. She wrote: "The old Bellview Hotel was a hub of activity. It was the place where all the drummers--traveling salesmen--stayed."⁴³ She also remembered dances at the Henry Eickhoff hall, which was located above his shop on Maple Street. "Upstairs was the exciting place where they had a dance hall. They had great dance bands, and this was the place to be. In order to strengthen the building on nights when they had a dance large posts would be put on the first floor, and against the ceiling so the upstairs would hold the crowd of dancers."⁴⁴

There was at least one store in town which was new when Ms. Jeffries was a child--the Cole Camp Mercantile Building, which was built in the early 1920s on the lot across Main Street from the Peoples Bank. County Merchants' License records for 1924 show that the Cole Camp Mercantile was one of the largest retail establishments in the community at the time. The Cole Camp Mercantile was owned and operated for many years by George and Marie Wellbrock, who moved a house on that lot to make room for the store building.⁴⁵

The open lot just south of the Mercantile was also owned by the Wellbrocks; it was used for ice cream socials and other events for many years, and in the late 1960s the local Jaycees converted it for use as a "Bier Garten" during the annual Cole Camp Fair. The Cole Camp Fair was first held in 1916, and has continued as an annual event into modern times. The 1919 event is said to have been the first street fair held in Benton County.⁴⁶

In the 1920s and 30s, Cole Camp was once again affected by the latest development in transportation; it was during this period that the statewide network of highways was being created. The east-west road through Cole Camp became State Highway 24, and was one of the first stretches in the county to be improved as part of the official Missouri State Road System.⁴⁷ Commercial development during that period included the establishment of businesses which took advantage of the growing popularity of the automobile, including several new gas stations, and at least two commercial car dealerships.

Two of those early gas stations have survived, both of which are on the Butterfield Trail in

⁴³ Jeffries, p. 3.

⁴⁴ Jeffries, p. 20.

⁴⁵ Cole Camp Area Historical Society, p. 29.

⁴⁶ Cole Camp Area Historical Society, pp. 167-187.

⁴⁷ Missouri State Highway Commission, *Missouri's State Road System, Showing Construction Progress to January 1, 1924*, (Map from the collections of the State Historical Society of Missouri, 1924.)

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the south part of town. The Leonard Oil Station, at the corner of Butterfield and Boonville Road, and the Frederich Gas Station, at Boonville and Maple, were both built around 1929. Although neither is used as a filling station any more, both look today much as they did in the 1930s.

Two of the earliest and largest commercial garages in Cole Camp also survive. The ca. 1919 Kroenke Dort Sales and Service building, is on the north end of Maple Street, and the ca. 1920 Viets Ford Agency, is on Main Street, near the west edge of the business district. The Viets Ford building has, remarkably, never changed function. It is the current home of WK Chevrolet, and has been in the same hands since 1932.⁴⁸ The Kroenke Dort building has recently returned to its original function.

The school system also expanded during this period, and in 1938 a new gymnasium was built as a PWA project. That gym is the only historic school building in Cole Camp today, as the school system now occupies a complex which was started in 1960. The gymnasium building, which is also the only Art Deco style building in town, now serves as the Cole Camp City Hall.

A public park was established in town in the early years of the new century as well. The Cole Camp City Park is located on the original public square in the south part of town; it came into use as a park in the early 20th century, probably around the time the city water tower was built there in 1911. The park has open picnic shelters, and is ornamented with native stone gateposts. The pump houses for the water tower are also sheathed in native stone. The pump houses and other structures in the park are somewhat newer than the water tower. One pump house was sheathed with stone around 1915 and the other, which also has stone walls, was built in the mid-1920s. The gateposts were probably added around 1923, when sidewalks were installed around the edges of the park.⁴⁹

Residential development continued, and new houses were built in both the north and south parts of town. In general, new development occurred within existing neighborhoods, and the physical size of the town remained much as it was in the late 1910s. Both of the Eickhoff Additions in the north part of town saw more development after 1915 than before, as did the part of the High School Addition located along South Elm Street. A new residential subdivision, the Hyde Park-Frederich Addition, was platted in the south part of town in 1920.

Most of the new houses were built by local builders, many of whom had learned their trade from earlier generations. There are several houses in the survey group which have been attributed to local contractor Ernest Brunjes. He and his son Clarence worked together on some of them, and

⁴⁸ Cole Camp Area Historical Society, pp. 33-34.

⁴⁹ Cole Camp Historical Society, review of city records, pp. 148-149.

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Clarence built others later on in the century.⁵⁰ Ernest Brunjes built primarily frame houses, many of which had porches made of ornamental concrete blocks which he and his crew made themselves. The blocks were made with a special machine which had different plates to allow a variety of patterns. The most common block form mimics rough cut, or "rock-faced" stone.

There are at least eight houses in town which have front porches made of ornamental concrete blocks in one form or another, at least some of which were built by Brunjes. A few also have foundations of the same type of blocks. The ca. 1928 Fred Berger house, at 406 E. Main Street, provides a good example of a Brunjes-built house which uses that type of block. It is a Craftsman bungalow with a recessed porch which has a post and balustrade of rock faced concrete blocks. There is also a low retaining wall in front of the house which is made of the same blocks.

Another family of craftsmen working in this period was the Dieckman family, who have been credited with the construction of more than a dozen of the survey properties. Dietrich, (Dick) Dieckman was a well-known contractor in Cole Camp. He has been associated with at least six different frame houses in Cole Camp, many of which are on North Pine Street. Houses attributed to him range in style and date from a Late Victorian I-house built for his own use around 1914 at 306 N Pine, to several Craftsman style bungalows of the mid-1920s, such as the house at 204 N. Pine, built in 1927 for his son Louis.

Dick Dieckman's father, Fred Sr. may also have built houses in Cole Camp. Both Fred Sr. and Dick Dieckman have been credited with building the ca. 1919 C. F. Berry house on Eickhoff Street; they may have teamed up for that project. Fred Dieckman Sr. is also said to have built two small Late Victorian houses on W. Junge St. in the late 1890s, one of which he later sold to his son, Fred Jr.

Dick Dieckman's son, George A., was also a well-known builder. He was a skilled stonemason as well, having learned the trade from a co-worker during the depression.⁵¹ He built the houses at 408 and 406 N. Pine in the 1940s, the latter of which was for his brother, Louis Dieckman. His skill with stone came in particularly handy in the years immediately following WWII, which were marked by a shortage of building materials.

Although Cole Camp saw little growth in population or geographic area between 1915 and 1951, the community continued to prosper. By 1951, general patterns of development in the community were set, and they are evident yet today. The already well-established business district remained strong, and most residential neighborhoods saw a good deal of new construction. Nearly 30 percent of the historic buildings in Cole Camp were built between 1915 and 1951; the

⁵⁰ Interview with Clarence Brunjes, Cole Camp, March of 1999.

⁵¹ George A. Dieckman, Jr. Letter to Bob Owens, March 9, 1999.

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vast majority of those are houses. The automobile supplanted the railroad as the preferred mode of transportation, and in 1946, rail service through Cole Camp was discontinued. The early State Highway 24 continues to be the main road through town; it is now State Highway 52. The business district which sprang up with the railroad continues as the principal commercial center, and the surrounding residential neighborhoods still contain many of the homes which were in place at the middle of the 20th century. △

IV. Architectural Development ca. 1861-1951

The architectural development of the town naturally reflects larger patterns of social and economic development. The following section has been divided into the same general chronological periods discussed above. Period I runs from 1861-1880, Period II from 1881-1914, and Period III from 1905-1951. A final discussion of "Patterns in the Built Environment" covers general trends which do not fit neatly within any one time period.

Architectural Development, 1861-1880, Summary: Eleven of the survey properties were built before 1881; they represent roughly 4.5% of the total. Of those eleven properties, four may be eligible for the National Register under this cover document. Cole Camp buildings which were constructed before 1881 are important as rare surviving structures from the earliest days of settlement. The surviving buildings are relatively unstyled, vernacular buildings. Most surviving houses had original floor plans of either one or two rooms. Property types include the **single pen house**, and the **two room folk house**, with the subtypes **double pen**, and the **hall and parlor**.

In spite of the strong evidence that Cole Camp had developed into a bustling community by the middle of the 19th century, remaining buildings from the pre-railroad era are relatively rare. This is partly a function of continued prosperity; there are many new homes in the oldest parts of town which no doubt replaced earlier structures.

Oddly enough, the surviving early buildings are of predominantly frame construction, which is often less enduring than brick. Several descriptions of the town as it appeared in the mid-1800s note the existence of many brick buildings, some of which were substantial two story structures, and the Gazetteer entry shows that several brick makers were in business in 1860. It is not clear exactly why so few of those early brick buildings have survived

One possible explanation is that the mortar used for the ante-bellum buildings was a little too much on the soft side. High lime mortars used on early buildings were always relatively soft, and needed to be, to complement the softer bricks used. However, a mortar that is too soft can literally wash away after continued exposure to the elements, weakening the masonry wall. This may have been the case with some of those early Cole Camp buildings. One historical account, for

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example, noted that the Blakey Brothers' two story brick store building was destroyed in a storm in 1890, indicating that the walls were losing structural integrity by that time.⁵² Also, the oldest brick building in town today, Fajen's Store, at 304 W. Butterfield, has notably soft early mortar that has leached almost completely away near the bases of the exterior walls.

Whatever the reason, the surviving buildings tend to be modest residences of some sort of wood construction. Construction methods include standard balloon or platform framing, horizontal log, and heavy frame with nogging, also called *fachwerk*.⁵³ It appears that sawn lumber, which is by far the most common building material, may have been locally available quite early. The 1861-63 county tax book entry for Williams township includes a hefty assessment for Samuel Fowler's "steam mill." (It is not clear if that was a saw or flour mill.) Also, the *Gazetteer* entry for 1860 lists several carpenters and one cabinet and furniture maker, indicating that skilled woodworkers were living in the area quite early in the 19th century.

The houses which have survived from that period represent the earliest types of housing to be erected in Missouri and other frontier areas of the country. Original floorplans included either one or two rooms, and the houses almost always had side-facing gable roofs. Houses with one room plans can be classified as **single pen houses**, and those with a main floorplan of two rooms as a **double pen** or **hall and parlor**, given a general classification here as the **two room folk house**.

Single pen houses are one or one and one half stories tall with side facing gable roofs and a basic one-room floor plan which is roughly square. Kitchen and other support spaces are generally located in a rear ell. Examples in Cole Camp date from ca. 1868 to the late 1800s. The single pen house, which was most commonly built in America between the 1700s and the 1880s, is the simplest and smallest of all vernacular house types. Examples in Cole Camp are rare; only two are known to exist today.

Two-room folk houses, most commonly known as either double pen or hall and parlor houses, are one or one and one half stories tall, and at least two rooms wide and one room deep, with side facing gable roofs. The main entrances are in the widest part of the house, which faces the street. Rear ells are common, either as original rooms or later additions, or both. Examples in Cole Camp include the oldest surviving houses in town, and date from ca. 1861 to ca. 1905.

The difference between the subtypes is most readily identified by fenestration patterns. Double pen houses have two front doors, and hall and parlor houses have just one. The doors of double pen houses each open into a separate front room, while the door of the hall and parlor opens into the larger of two front rooms.

⁵² Rev. Gilbert Esser, C. P. P. S., "Locations in Old Cole Camp," (Typescript booklet on file with the Cole Camp Branch of the Benton County Library, 1970) p. 8.

⁵³ *Fachwerk* will be discussed in more detail later in this document.

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Like the single pen, the two room folk house has a very simple form, and stylistic embellishments are rare, especially on the earliest examples. A few of the later examples in Cole Camp do have limited Victorian style ornamentation. This is also a very old house type; small two-room plan houses have been built in the British Isles for centuries, and the hall and parlor was an established house type when the first settlers landed in America. Two room houses were common in America from the earliest days of settlement into the 1930s. This is a fairly common house type in Cole Camp; approximately 12% of all historic buildings in town are double pen or hall and parlor houses.

Architectural Development, 1881-1914, Summary: One hundred and sixty-five of the survey properties were built between 1881 and 1914; they represent roughly 66% of the total. Of those one hundred and sixty-five properties, up to sixty may be eligible for the National Register under this cover document. Intact buildings from this period are significant for their association with one the town's most important periods of development. The surviving buildings represent a wide range of styles and vernacular types. Architectural styles include **Queen Anne**, **Romanesque**, and other **Late Victorian** styles. Property types include **One and Two Part Commercial Blocks**, as well as the vernacular house types, **Gabled Ell**, **I-house**, and **Pyramidal**. Many of the vernacular houses in town can also be classified as **Folk Victorian** dwellings, and some of the properties are intact **Urban farmsteads**.

The increased communication which came with rail service meant that it was easier to keep up with news and information from all over the country. This was true of architectural styles as well, and many of the houses and business buildings in town reflect that influence. Buildings with varying elements of nationally popular Victorian styles were very common in Cole Camp in the decades following the introduction of rail service to the area.

Most of the houses built in Cole Camp during the railroad era utilized varying elements of the **Queen Anne** style, which was the dominant style for residential architecture of the time.⁵⁴ Houses of the style in Cole Camp can be placed into two different categories: high style **Queen Anne**, and **Folk Victorian** adaptations.⁵⁵ The major difference between the two categories is in the basic shape of the building. High style houses have much more irregular floor plans and roof

⁵⁴ McAlester, Lee and Virginia, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1986) p. 266.

⁵⁵ McAlester, p. 309.

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lines, as well as such things as one and two story bay windows, which further break up the shape of the building. Folk Victorian houses, which are much simpler, consist of traditional vernacular house forms to which basic Queen Anne, or other Victorian style ornament is added.

One of the best examples of the Queen Anne style in Cole Camp is the ca. 1914 Boeschen house, at 200 South Boonville Road. That house features the type of irregular massing and surface ornamentation which was typical of high style Queen Anne houses throughout the country in the late 1800s and very early 1900s. Herman Boeschen owned one of the better-known stores on Maple Street. (That building has now been remodeled and connected to the Citizens Bank.) Boeschen moved his father's business to Cole Camp from Boeschenville in the late 1890s, and stayed there until 1947. He was described in a local historical account: "Mr. Boeschen was a real German and had quite a sales pitch for those days."⁵⁶

Although most of the buildings in town are vernacular buildings, there is at least one which is known to have been professionally designed. The Citizens Bank is the only survey property for which an architect is known, and may be the only custom designed commercial building in the survey group. A brief note in the local paper noted in March of 1899 that "Anderson the architect" was leaving town and that "he thoroughly understands his business, as is attested to by the new bank building here."⁵⁷ That bank building is built in the **Romanesque** style, and is the only commercial example of the style in the community.

The Romanesque style is characterized by round-arched openings for windows and doors. Brick construction is quite common, as is the type of ornate corbel table found on the Citizens Bank.⁵⁸ The Romanesque style, which was popular nationally from the 1850s to the 1920s, was also used for several of the larger churches in town which were built in the first decades of the 20th century.

The other bank building erected during this period is the Peoples Bank, which is directly across the street from the Citizens Bank. It is nearly as large as the Citizens Bank, and is also of brick. It differs in style and composition, and features a prefabricated metal storefront and cornice. The Peoples Bank utilizes the common commercial building form of the **two part commercial block**.

Two part commercial blocks are two to four stories tall, and are characterized by a horizontal division. The single story lower zones were designed to be used as public or

⁵⁶ Jeffries, p. 17.

⁵⁷ Cole Camp Courier, March, 1899.

⁵⁸ Gowans, Alan, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 189.

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commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. This building type was popular nationwide from the early 1880s into the 1950s; examples in Cole Camp date from the 1890s to around 1909. There are approximately nine such buildings in Cole Camp today.

The **one part commercial block** is a related building type. One part commercial blocks are just one story tall, with a facade which consists mostly of an open storefront. The one part commercial block is the most common type of historic commercial building in Cole Camp; at least 14 have survived to modern times. One part commercial blocks first came into use nationally in the mid-1800s, and continued to be built into the 1950s or later. Cole Camp examples were built between ca. 1884-ca. 1945.

The storefronts and other elements of both one- and two part commercial blocks often consisted of prefabricated materials. The use of such ready-made building parts was quite widespread at the time, and similar elements can be found on contemporary commercial buildings throughout the country. Applications varied from the use of individual units, such as columns or finials, to entire storefront "kits." Such components were available from a number of manufacturers, all easily shipped by rail to any interested building owner. One account noted that "factory-produced architectural elements, sold by catalogue, offered small-town merchants....an opportunity to order complete 'store fronts' for their buildings. Even without a local architect, the latest in eclectic and lavish ornament could be added to any kind of building, of any age, or any material."⁵⁹

Such components utilized a very generalized version of Picturesque styling, which has been classified here simply as **Late Victorian**. Few of the commercial buildings in town fit into any one of the many substyles of the Victorian movement; a general mix of motifs is much more common to the commercial buildings in Cole Camp, especially on those which feature prefabricated building components. This was common; one architectural history noted that the tail end of the Victorian era saw "vestigial survivals of a wide range of motifs and features...pass over into vernacular and mass-produced commercial building, ultimately to reappear in Popular/Commercial form."⁶⁰

Several railroad era commercial buildings in Cole Camp have entire prefabricated ground floor storefronts, and there are also several which have pressed metal cornices; a few have both. Good examples of buildings which have both are the People's Bank Building and the Bellview Hotel. The name of the manufacturer was often included on a nameplate on the storefront

⁵⁹ Lee H. Nelson, ed., "The 1905 Catalogue of Iron Store Fronts Designed and Manufactured by Geo. L. Mesker and Co," Bulletin of the Association for Preservation Technology, (Vol. IX, No. 4, 1977) p. 3.

⁶⁰ Gowans, p. 189.

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columns, and therefore the manufacturers of several of the storefronts in Cole Camp are known. The companies best represented in Cole Camp are Christopher and Simpson, of St. Louis, and the Geo. Mesker Co, of Evansville, Indiana.

Christopher and Simpson Storefronts are the most numerous in town; they were used for at least six different buildings. Buildings with their storefronts include the ca. 1894 Schwald Mercantile building, in the 100 Block of South Maple and the ca. 1899 Junge Hardware Store, at 107 E. Main Street. The Christopher and Simpson Company, which was headed by Jacob Christopher, William S. Simpson, and Ernst Schluder, operated in St. Louis from the 1870s until around 1920.⁶¹ All of the Cole Camp buildings which have Christopher and Simpson products have full ground floor storefronts on otherwise brick buildings, and all feature ornamental brick cornices rather than prefabricated metal ones.

At least three of the commercial buildings in town feature the product of the George L. Mesker company, from Evansville, Indiana. The best example of that company's work can be found on the People's Bank Building, which has both a full storefront and an ornate bracketed metal cornice. The Mesker family was well represented in the field of prefabricated building components; there was also a Mesker Bros. Company in the same field. The Mesker Brothers produced storefronts in St. Louis in roughly the same period as Christopher and Simpson. George Mesker was a brother of the St. Louis Meskers. The Meskers were continuing a family tradition; their father, John Bernard Mesker, started his own sheet metal business in Cincinnati in the 1840s, and later opened a factory in Evansville, Indiana.⁶²

George L. Mesker took over the family business in Indiana about the same time his brothers moved to St. Louis. The two companies, "Geo. L. Mesker and Co." and "Mesker Brothers Iron Works" operated independently thereafter, although producing similar products. In addition to embossed nameplates on their storefronts, the two Mesker Companies included more subtle identifying marks; Mesker Brothers fronts often have one or more "fleur-de-lis," while Geo. L. Mesker fronts often featured a stylized morning glory.⁶³ The morning glory emblem can be found on the intact cornice of the People's Bank building, as well as on a remaining portion of a cornice on the Geartner building at 123 N. Maple Street. The latter building also has an ornate, highly intact embossed metal ceiling which may also have been manufactured by the Indiana firm.

While many of the business buildings which were built during this period featured prefabricated building components from other cities, there are at least two which appear to be

⁶¹ Gould's St. Louis Directory, (St. Louis: Gould Publishing Co., various years, 1870-1927.)

⁶² Nelson, p. 3.

⁶³ Nelson, p. 3.

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mainly local products. They are the Henry Eickhoff Store and Shop on North Maple Street. Both buildings have paneled storefronts at the ground floor level, and the Eickhoff Store also has a bracketed cornice and elaborate trim around the second floor windows, all of wood. It would make sense that the ornamentation for those buildings was custom made, as Henry Eickhoff was a furniture maker.

It is likely that Eickhoff also produced fancy trim for some of the houses in town. Many of the dwellings built during that time period feature Late Victorian ornamentation which includes turned porch posts, gingerbread and spindlework, much of which could have been manufactured in Eickhoff's Maple Street workshop. Most of those houses can be classified as **Folk Victorian**. Folk Victorian houses are the most common type of Late Victorian building in Cole Camp; nearly a quarter of the survey properties (roughly 23%) are vernacular houses to which Victorian era styling has been added. The ornamentation used on Folk Victorian houses in town is generally found only on the front porches, although a few also have matching eave and window decorations.

The Folk Victorian houses in town utilized common one and two room vernacular house types, as well as several vernacular forms which had more recently come into favor. The earliest new house type of the period is the **Gabled Ell**, which is a medium sized house type which has front facing gable end and a side gable wing which is set at a right angle, to form an L-shaped house. There is almost always a front porch along the front of the side wing, which is set back from the plane of the gable end wall. It was especially common to see that house type, which is sometimes also called a Gable Front and Wing, ornamented in the Folk Victorian manner.⁶⁴ Gabled Ells were popular nationally from the 1850s to the 1950s, and in Cole Camp from the 1880s to the 1920s or 30s.

There are also several large frame **I-houses** in Cole Camp which were built during this period. The I-house is one of the largest vernacular house types in Cole Camp. I-houses are one and one half to two stories tall, one room deep and at least two rooms wide. The wide part of the house is always set parallel to the road, to create the broadest possible facade. Several of the survey properties have ornamental front porches which have the same type of Victorian era ornamentation found elsewhere. The I-house is one of the most enduring of all vernacular house types; I-houses were popular nationally from the 1700s into the 1920s, and in Cole Camp from the early 1880s to just after the turn of the century.

I-houses have been strongly associated with rural settings, and the I-houses in Cole Camp are often the centerpieces of **urban farmsteads** located along the edges of the community. Those small farmsteads generally have an assortment of agricultural buildings, and several back up to small acreages outside the city limits. One of the most intact urban farmsteads in the community is

⁶⁴ McAlester, pp. 89-93, and 309-312.

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the ca. 1914 William Harms property, which is located on North Walnut street, on the northern edge of town. That property is bordered by open fields, and includes a large Folk Victorian I-house, as well as a frame garage and a small frame bank barn, all of which are highly intact and in good to excellent condition.

Another vernacular form to come into use during this period is the **Pyramidal** house, which was built in Cole Camp between the 1890s and the 1930s, and was popular nationally from the 1880s to the 1930s. Pyramidal houses are distinguished by a nearly square floorplan and a pyramidal, equally hipped, roof. This house type has been associated with the rise of railroad access, which made the type of long rafters needed for that roof shape easier to come by. Nearly 8% of the survey properties have a roughly square plan and a pyramidal hip roof.

There are two subtypes of that form, the one or one and one-half story **Pyramid Square** is the smaller and earlier of the two; a very few of those in Cole Camp have limited Victorian ornamentation, usually on the front porch only. A two story version of the same house type is called a **Foursquare**; that house type was more commonly built in the twentieth century. If styled at all, Foursquares in Cole Camp tend to utilize ornamentation typical of the Craftsman style, which came into favor there in the late teens and early 1920s. △

Architectural Development, 1915-1951, Summary: Seventy-five of the survey properties were built between 1915 and 1951; they represent roughly 30% of the total. Of those 75 properties, at least 17 may be individually eligible for the National Register. Intact buildings from this period are important as representative examples of the most recent historical period of development. New commercial properties included the **Broad Front Commercial** subtype of the one part commercial block, and **Automobile Related** buildings, which were either **Commercial Garages** or **Filling Stations**. Most of the buildings constructed in this time period are residential properties of the **Craftsman** style; most of those are **Bungalows** or **Foursquares**.

There are several very intact examples of early twentieth century architecture in the survey group. Buildings from that period are the newest, and often the best preserved, of the historic properties in town. There were few high-style or commercial buildings erected during that time period; most of the building going on at that time was in the residential parts of town. And, although construction of earlier house types continued, the use of Victorian ornamentation did not. Most of the buildings of this period feature cleaner lines, and much less applied ornamentation.

Construction of commercial buildings was minimal after 1915, and only one historic retail building in the community dates from this period. It is the ca. 1924 Cole Camp Mercantile Building, which sits across Main Street from the Peoples Bank, at 101 South Maple Street. The Mercantile Building stands out from its older neighbors in that it has a more horizontal emphasis,

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with more open display windows. The facade consists of very wide plates of glass, separated by very narrow metal dividers, giving a much lighter effect than the earlier wood and glass storefronts.

The Mercantile building can be classified architecturally as a **Broad Front Commercial** building. A broad front commercial building is one story tall, with a recessed entrance and an ornamental parapet above the wide display windows. The broad front commercial building became popular in the early 20th century, as technology made the wider fronts and greater expanses of display windows possible.⁶⁵ The Cole Camp Mercantile is the only such building in Cole Camp.

Other commercial development seen during this period was related to the growing popularity of the automobile. Surviving **Automobile Related Commercial Buildings** of the period include two **Filling Stations** and two **Commercial Garages**. Nationally, commercial garages and filling stations came into existence in the 1910s, as a result of the exploding national popularity of the automobile. The first gas station in Cole camp opened in 1921, and the surviving automobile-related buildings in Cole Camp were built between ca. 1919 and ca. 1929.⁶⁶ The garages are slightly older than the filling stations; both were built around 1920. Both of the historic filling stations in town, the Frederich and the Leonard Oil Stations, were built in the 1920s. The historic filling stations in town look very much alike; both are very small buildings, with hip roofs which cover both the building and the drive-through service area. The service areas of the gas stations are approximately the same size as the buildings themselves. Both buildings have a vaguely residential feel, with domestic styling and a service area which looks somewhat like a large front porch.

The commercial garages in Cole Camp are among the largest historic buildings in town. Both are simple buildings of brick, one story tall, with very little ornamentation. Brick piers and stepped parapets are used to break up otherwise horizontal massing. The garages were built for both sales and service, and both have large drive-in doorways as well as smaller widow and door openings.

The residential areas of town saw a good deal of new construction during this period. Houses of the period were of nationally popular styles and types. It is likely that at least some of the Cole Camp houses built after 1915 are plan book houses, built from mass-produced plans. Local builder George A. Dieckman is known to have used plans from building magazines, while Ernest Brunjes apparently did not. Mr. Clarence Brunjes remembers that if someone liked a house

⁶⁵ Herbert Gottfried and Jan Jennings, American Vernacular Design 1870-1940: An Illustrated Glossary, (New York: Van Nostrand Company, 1988) p. 249.

⁶⁶ Cole Camp Area Historical Society, p. 41.

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that he built, he would simply built them one like it.

A few of the survey properties may also utilize some prefabricated components, and there may even be a complete mail-order house or two in the group. At least four of the survey properties were judged to have characteristics which are typical of mail order houses of the day. The ca. 1920 R. C. Frederich house, at 200 South Blakey Street, for example, has a number of stylistic details that are both unusual for the area and typical of mail order houses elsewhere.

This period in history was marked by a rising national popularity of mail order houses, which went a step further than plan companies, and supplied actual building components. Companies such as Sears and Roebuck, and the Lewis Manufacturing Company of Bay City, Michigan offered ready-made house parts, ranging from porch supports, to plans and materials for the entire building, and complete houses were available by mail-order from companies all over the country. The most popular house forms used by such companies are the **bungalow** and the **foursquare**, both of which are found in Cole Camp.

The bungalow is the smaller of those two house types. Bungalows are generally one or one and one half stories tall, and almost always have a prominent front porch. The bungalow was extremely popular nationwide from around 1905 to 1930, and in Cole Camp, from about 1909 to the early 1930s. As discussed above, the two-story foursquare is the larger of the pyramidal house types. Bungalows and foursquares in Cole Camp all have simple **Craftsman** styling.

Craftsman styling is typified by low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, with the top portion being divided into vertical lights and the bottom consisting of one light. The Craftsman style was popular both locally and nationally in the early part of the 20th century. Approximately 15% of the historic buildings in town have at least some Craftsman styling; they include residences as well as the two surviving early filling stations.

The Craftsman movement in America was founded by Gustav Stickley, who spent a good deal of his professional life working for the betterment of residential architecture. He was the publisher of the Craftsman magazine, which was published from 1901-1915. He began his career as a furniture maker, but soon expanded his interests to include architecture. Stickley believed that good design should not be reserved for the houses of the wealthy. As he put it in 1913, "the Craftsman Movement stands not only for simple, well made furniture.....it stands also for a distinct type of American architecture, for well built, democratic homes, planned for and owned by the people who live in them."⁶⁷

Typical bungalow plans reflect the values that were advocated in Stickley's writings. His

⁶⁷ Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar.1914) p. 18.

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descriptions of Craftsman architecture apply to many bungalows in the survey area. Most are single storied, "to eliminate the trouble of stair-climbing" and the floor plans are relatively open, to "do away with" the notion "that a house must be a series of cells, room upon room, shut away from all the others".⁶⁸ Living rooms were meant to be important social centers, and as such are well lighted and usually the largest room in the house. Dining rooms are often only partially separated from the living room because "a greater sense of space is added and all things that are put in the dining room to make it beautiful contribute to the pleasure of the people who are sitting in the living room."⁶⁹

The Craftsman style and bungalow form were extremely popular in the early decades of the twentieth century, and survey properties built between 1915 and 1935 are almost exclusively of that genre. There are also several older survey properties which were updated during that period to reflect the modern new style. There are several houses in the survey group which appear to have been built in the late 19th century, and remodeled in the twentieth, most often via the addition of a new porch. Those buildings are mostly older hall and parlor plan houses which received a new bungalow type porch. In most case the new porches are stone and frame, although there is one particularly notable ornamental concrete block porch which appears to have been a later addition. That porch is on the Henry Eickhoff House, at 400 N. Boonville Road.

Stone veneer was used for entire houses as well as just new porches, and was very popular in Cole Camp during the 1940s. Part of that popularity stemmed from necessity. As local builder George A. Dieckman's son recently wrote of the house his father built at 406 N. Pine in the 1940s: "There was a severe shortage of building material in the post-war period. The lack of suitable siding resulted in the building being veneered with native stone."⁷⁰ There are at least 16 historic buildings of native stone in Cole Camp. All of them were built after 1915, and most were done after WWII. (Of the 13 houses, at least 6 are credited to G. A. Dieckman.)

One of the more notable stone houses in town was not a Dieckman product, however. The Walt and Mary Weymuth house, at 405 E. Eickhoff, was built by George Weymuth. George Weymuth was the uncle of Walt Weymuth, who still lives in the house. That house has distinctive patterns worked into the stone of the front wall, the most striking of which is a near life-size figure of a man. There is also a star and the letter "W". The Weymuths were also affected by the post-war supply shortage as well; Mrs. Weymuth recalled that they had trouble finding windows when

⁶⁸ Gustav Stickley, More Craftsman Homes, (New York: Craftsman Publishing Company, 1912) p. 2. and "The Craftsman Movement" p. 25.

⁶⁹ More Craftsman Homes, p. 3.

⁷⁰ George A. Dieckman, Jr. Letter to Bob Owens, March 9, 1999.

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they built their house.⁷¹

The stone for the Weymuth house and many of the houses that G. A. Dieckman built came from a quarry south of town. The quarry is no longer used, and has been partially covered with a small lake, but there is still much loose stone at the surface there. The building stone is sandstone, and appears to have come from relatively shallow shelves of rock which were close to the surface. The stone was applied to the buildings as a veneer, in most cases over a wood frame. The masons often split the rock along the bedding planes to create thinner plates. It was that technique from which the idea for the man on the Weymuth house was born. One of the stones George Weymuth split came out in the shape of two perfect boots, and after that he started looking for other pieces to complete the design.⁷²

That same type of stone was also used for a new Lutheran Church building in 1938, and for the gates and pump houses near the water tower in the City Park. G. A. Dieckman may have been the mason for the park project as well. A surviving historic photo from of the cornerstone dedication for the Lutheran Church project provides a good illustration of the construction methods used for stone veneer buildings of the period. (See Figure 6.)

Figure Six. Laying The Cornerstone of the United Ev. Lutheran Church building in 1938.



⁷¹ Mrs. Mary Weymuth, Oct. 1998.

⁷² Mary Weymuth.

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Patterns in the Built Environment 1861-1951, Summary: It is possible to identify general patterns of development in Cole camp which do not necessarily fit into the chronological periods discussed above. Several of those trends are worth noting. There are a number of buildings in town which were moved very early in their history. Also, many of the houses have significant outbuildings, and there are a number of buildings which share details of construction and ornamentation. There are also a number of building features which reflect the strong German heritage of the community.

There was a rather surprising tendency to move buildings throughout the period of time covered in the survey project. At least six of the survey properties have been moved at some point in their history, and there is evidence that many more were shifted as the town developed. The practice was apparently so prevalent around the turn of the century that the city council felt the need to include a rule about moving buildings in their new Ordinance No. 6, which laid out 100 different sections on the types of behavior which needed to be regulated. That list ran the gamut from keeping "Bawdy Houses" to a prohibition from moving, hauling or transporting any "dwelling, barn, store or other building" on public roads without first obtaining written permission from the "street and alley committee."⁷³

In several cases, buildings were moved to make way for new ones. One of the older houses in town, the M. L. Sands House, at 102 Boonville Road, for example, was moved just a few dozen yards south in the mid-1920s so that a new bungalow could be built close to Main Street. (The new house is located at 100 Boonville Road.) There is also mention of a house being moved to a different spot on its own lot so that the Cole Camp Mercantile building could be built, also in the 1920s.

This was not, however, simply a twentieth century practice. The local paper included a note in 1898 that "the Biddle residence is settled on its new foundation about 100 feet south of the old location, and looks cosy and comfortable."⁷⁴ Construction of another well-known building in town, the Peoples Bank at Main and Maple, resulted in the relocation of the house which had occupied the lot. That project, which involved moving the house and opening a new road as well, was documented in the local history "Locations in New Cole Camp," which even included a map to illustrate the changes.

⁷³ Robert Owens, et. al., pp. 272-281.

⁷⁴ Cole Camp Courier, March 24, 1898.

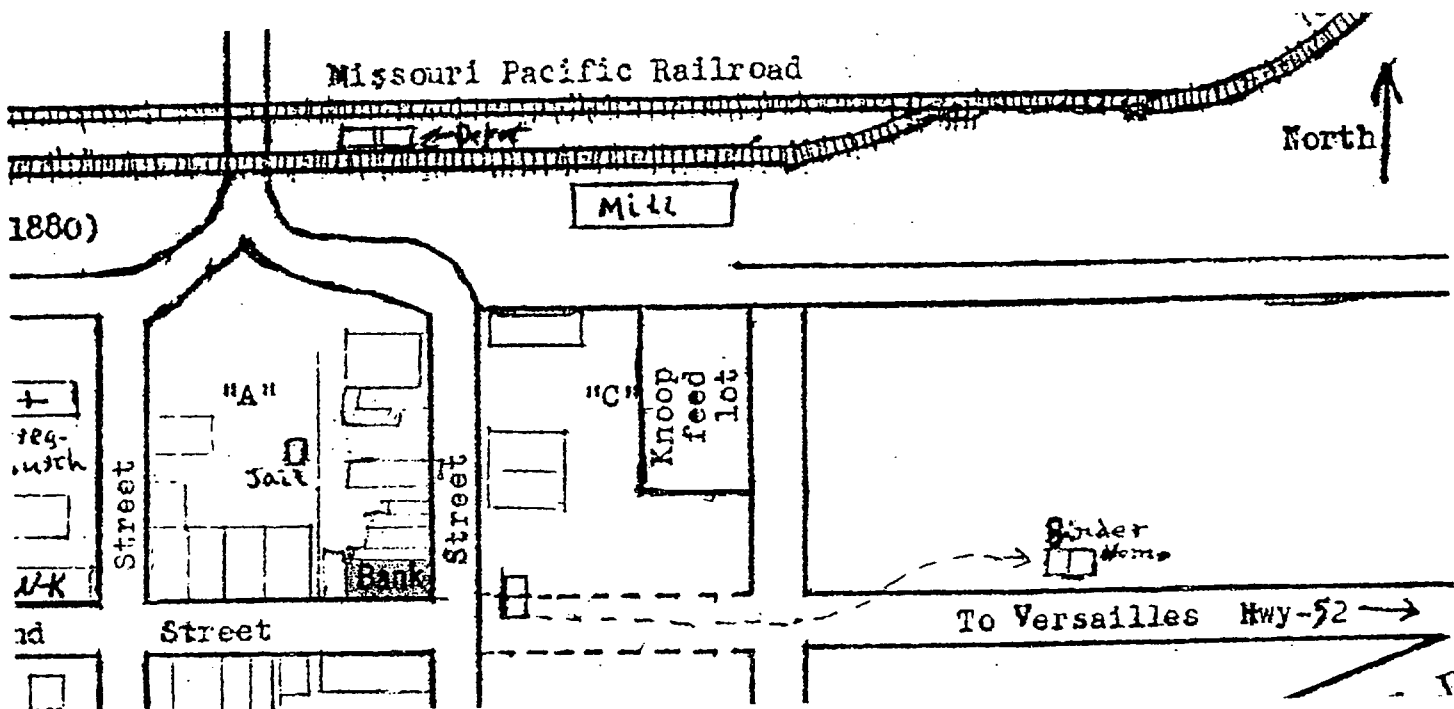
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Figure Seven. Map drawn by Rev. Gilbert Esser, for "Locations in New Cole Camp."



There are also many notable historic outbuildings in Cole Camp. Nearly half of the survey properties have at least one outbuilding which is more than 50 years old, and more than 13% have more than one such building. That percentage is higher for residential properties, which naturally have more outbuildings than do commercial ones, and historic photos of the town show that there were once many more such buildings. It is very common to see moderately sized frame sheds set very close to the rear wall of even small houses, usually close to the back door of the house.

These buildings generally have vertical board siding, gable roofs, and doors in the gable ends, which often face the house. They measure roughly 10 by 15 feet, and some have small brick chimneys. Many of them may have functioned historically as smokehouses, wash houses, and workshops; most appear to be used for storage now. At least one housed a large loom in earlier days.⁷⁵ Weaving of fabric and rugs on such looms is an established part of the area's cultural

⁷⁵ Hillard Wilckens remembers the shed on the ca. 1910 house at 206 E. Jefferson as serving that function.

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history, and at least one loom in the area has been in use for over 150 years.⁷⁶

It is also possible to note commonalities in the ornamentation of certain groups of resources. Many of the Victorian era porches for example, have nearly identical turned porch posts and pilasters, as well as a somewhat unusual flattened hip roof that looks almost like a short mansard roof. Many of the spindles used on those porches are strikingly similar as well.

A number of the houses which have ornamental shingles in their gable ends also share certain details. In addition to the fairly common fishscale pattern, there are a number of houses ornamented with squared, staggered, shingles, as well as several which have combinations of those two shapes. There are at least two houses with gable ends ornamented with a distinctive combination of the two. They have mostly staggered square shakes which are accented with two rows of rounded fishscale shingles near the top of the gable end, and another row along the boundary between shingles and the weatherboards of the main walls. That particular pattern can be found on survey properties, the ca. 1890 Peter Bockelman farmstead in the north part of town, and the ca. 1897 Jost Eickhoff house in the south part of town. A few houses also have a combination of shingle shapes which are laid together to form a pattern of repeating circles.

Although the cultural heritage of the town's many German immigrants has had a lasting effect upon the social history of the community, the mark upon the built environment has been less enduring, and there are few buildings in the town today that would be easily recognizable as "Missouri-German." This is due to a variety of factors, one of the most important of which is the fact that few early buildings of any type have survived. The vast majority of the buildings in Cole Camp today were built after the railroad came through, and therefore reflect an associated access to "modern" architectural principals and stylistic embellishments.

That is not to say that evidence of the town's strong German heritage is completely absent in the buildings of the survey group; "German" building characteristics are still discernable. They include such things as paired front doors, clipped gable roofs, and an unusual gablet and hip roof combination. There are also a few brick buildings in town which exhibit the common German-American feature of arched window openings, as well as a few examples of *fachwerk* or heavy frame construction.

The most dominant such characteristic is the presence of two front doors on even modest dwellings. A significant number of the survey properties, more than 18% of the total, have at least two front doors, many of which are set side by side in the center of the facade. Paired front doors can be found on one story houses which have only two or three rooms, as well as on larger dwellings. The preference for multiple front entries is not confined to simple vernacular forms; even relatively styled dwellings often have more than one front door, although in those cases the

⁷⁶ Hier Snackt Wi Plattdeutsch, p. 62.

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doors are sometimes set further apart.

A paired entry fenestration pattern has been strongly associated with German-American houses in many parts of the country. As one source put it, "over five million Germans immigrated to America, and the two-door house can be found almost wherever Germans settled."⁷⁷ Although paired front doors are not exclusively German-American, they have been strongly associated with that culture group, and German-American houses with two front doors were built from the earliest days of settlement into the 1920s.⁷⁸ The double entry has been identified with German-Americans in Missouri as well. One study of ethnic geography on the Ozarks noted that "double front doors are quite common" in the "German areas," and another noted that many "Midwest German houses have two exterior doors."⁷⁹

It should be noted here that the presence of paired front doors has also been connected to early log construction and vernacular building practices, especially in association with the double pen vernacular house type. It is likely therefore, that the multiple door tradition in Cole Camp evolved from a number of factors, one of which is the German heritage of its early residents.

Some of the houses in the survey group have rather distinctive roof structures, the forms of which may be associated with the builders' German background. At least four houses have a "clipped gable" or jerkinhead roof, which is a standard gable roof which looks like the corners have been folded down. There are also at least nine houses which have a fairly steeply pitched hip roof which is topped by a small gablet. Similar rooflines have been observed on traditional Hanoverian buildings as well as on other Missouri German structures. (See Figure Eight.)

Longtime Cole Camp resident Hillard Wilckens has noted that the use of clipped gables "means a German carpenter," and several Missouri scholars have recognized the connection as well. Howard Marshall included the clipped gable in a list of "German architectural tendencies" which he identified for the well-documented Missouri-German town of Hermann. Marshall's list is based upon observations of other scholars as well, including Charles Van Ravenswaay, author of the comprehensive look at Missouri-German architecture, The Arts and Architecture of German

⁷⁷ Dennis Domer, and Adena Patterson, "Genesis and Geography of the German-American Two Door House," (Typescript article on file at the Missouri State Cultural Resource Inventory, Jefferson City, MO. n.d.) p. 16.

⁷⁸ Domer and Patterson, Figures 1-17.

⁷⁹ Russell Gerlach, Immigrants in the Ozarks, (Columbia and London: University of Missouri Press, 1976.) p. 93., and Renn, Erin McCawley, "An Introduction to Nineteenth Century Missouri German Architecture," ("Vernacular Architecture Forum, A Guide to the Tours." Compiled by Osmund Overby, 1989) p. 12.

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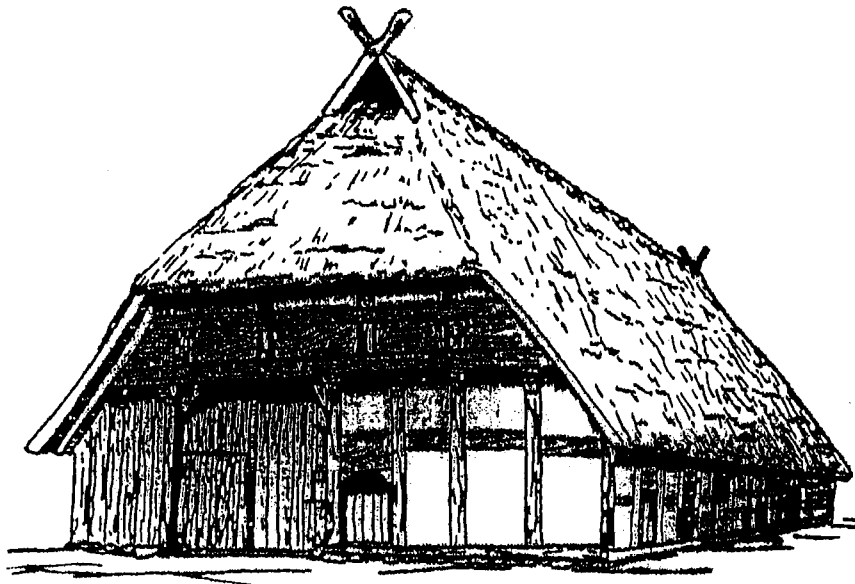
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Settlements in Missouri: Survey of a Vanishing Culture.⁸⁰

The distinctive hip and gablet combination may also have its roots in traditional German construction methods. One study of vernacular architecture in Germany included drawings of barn roofs with similar openings at the ridge, one of which was described in that work as a *Giebel mit Uhlenloch* or "gable with owl hole."⁸¹

Figure Eight. German Barn, from Wilhelm Bomann, *Bauerliches Hauswefen und Tagewerk im alten Neidersachsen*, p. 29.



Several of the brick buildings in Cole Camp have window openings which are topped with

⁸⁰ Howard Marshall. "Herman's Architectural Heritage: Elements of the German-American Past, Present, and Future," (Typescript of a reading paper, 1992) and *The Arts and Architecture of German Settlements in Missouri: Survey of a Vanishing Culture*, (Columbia and London: University of Missouri Press, 1977.)

⁸¹ Wilhelm Bomann, *Bauerliches Hauswefen und Tagewerk im alten Neidersachsen*, (Hannover: Verlag Th. Schafer, 1992 reprint of a 1941 edition) p. 17.

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segmental brick arches, a construction detail quite commonly associated with Missouri German architecture. The arched tops became popular in Missouri-German communities after the mid-1800s, and are said to have been based upon the *Rundbogenstil*, or "round arch style," which was widely utilized in the German states beginning in the 1830s, and which had moved to the United States by the 1850s.⁸² Missouri-German buildings erected of brick after that time tend to have arched door and window openings, ranging from shallow segmental arches to near semi-circles. It has even been postulated that the arches over the windows of those later buildings tended to become higher as the century progressed.⁸³

This feature occurs in Cole Camp in limited instances, primarily because there are so few brick buildings. A notable example within the survey group is the Fajen's store building, which has some segmentally arched windows in the side wall of the dwelling which is attached to its west wall. Also, the rear walls of several of the commercial buildings in town utilize that type of window opening.

Fachwerk is one of the most distinctly Germanic features found among the survey buildings. Many of the earliest German buildings in Cole Camp, as well as other parts of Missouri, utilize a heavy timber framing method which consists of upright and cross-braced timber frames which are infilled with brick or stone nogging.⁸⁴ As one architectural history put it, "this half-timber construction....made the most of two common building materials. In the old country, buildings were nogged because timber for building was in short supply; in America, the timber framework helped compensate for the shortage of lime needed for strong mortar and hard bricks."⁸⁵ The use of that particular type of construction is also undoubtedly related to the cultural history of the builders. They built what they knew.

The Cole Camp historical museum has a good exhibit of a fachwerk wall which was salvaged from a historic house in the area prior to its demolition, and several of the survey properties are known to contain at least some walls which utilize the same type of construction. These buildings are generally among the most altered of the group, which is not surprising in light of their age, as well as the fact that most are very modest buildings, and therefore subject to more

⁸² Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," *P.A.S.T.* Vol. X, 1987, p. 17.

⁸³ Renn, p. 67.

⁸⁴ Van Ravenswaay, p. 108.

⁸⁵ James C. Massey and Shirley Maxwell, *House Styles in America*, (New York: Penguin Studio, 1996) p. 50.

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alterations over the years. Remaining examples are, in spite of overall low levels of integrity, important links with the German immigrants who had such an impact upon the history of the community.

As Ms. Jeffries wrote of the town in which she was raised: "It was, and still is a great and wonderful town. What makes it so unique today is that it has retained much of the character of the old town."⁸⁶ A good deal of that character comes from the historic buildings of Cole Camp, an impressive number of which have seen remarkably few alterations over the years. They appear today much as they did when the train stopped often at the end of Maple Street. △

⁸⁶ Jeffries, p. 37.

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Chronology of Notable Events

1818 Ezekial Williams is named by William Clark to lay out part of a military road from Palmyra to Ft. Smith, AR. His stretch ran through present day Benton County. Local history holds that when he reached the Cole Camp area, he said he had found the place to which he wished to retire.

1831 Williams moves to the present Cole Camp area.

1835 Benton County is organized out of Petits and Green Counties. It is named in honor of U. S. Senator Thomas Hart Benton.

1836 ca. First County Court awards Williams a grocer's license. Later the same year he is awarded a post office, which he is said to have named Cole Camp in honor of his home township in Kentucky. His first post office was located southwest of the present town. Cole Camp is in Williams township, which is named for Ezekial Williams.

1839 ca. First house in present Cole Camp is built by Hosea Powers. Powers also files an entry for the East half of the northwest quarter or Section 35, which covers an area south of the present Main Street, and bounded roughly by Elm and Maple Streets and the east and west.

1839, February 26. Williams moves his post office to the present site of Cole Camp, in a log building on the corner of Blakey and Balloon Roads.

1840s. Several stores and residences established in the area which was to become the original town. Former residents of the Hanover Province of Germany begin settling in the area.

1849 Powers sells 1/3 acre to S. Martin, what is now the Boeschen lot.

1852 Powers sells land to William C. Blakey; approximate location: Lot 3 block 1, Blakey's Addn. He also sells 1/3 acre to S. Fowler; current location: probably the "Fowler Lot" near Blakey's Addition.

1854 ca. Wm. C. Blakey has survey done for a small addition northeast of original town.

1857 ca. Plat filed for the Original Town of Cole Camp, probably by the Blakey Bros.

1858 Butterfield Stage Line between Boonville and Springfield starts running through town.

1861 Civil War comes to Cole Camp with the Battle of Cole Camp on June 19.
Stage service is discontinued.

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1866 Plats filed for Feldman and Fowler's Additions. Blakey's Addition also appears to have been filed at this time, although it could have been done a few years earlier.

1868 Yelverton and Wm. C. Blakey go bankrupt. Samuel Vose assigned to sell off their land.

1880 Missouri Pacific opens a rail line from Sedalia to Warsaw, with tracks through Cole Camp. Railroad Addition is platted, north of the existing town. Commercial center shifts to the north end of Maple Street.

1884 Smasal's Addition added to east edge of Railroad Addition.

1885 Keeney's Addition greatly expands western boundary of original part of town.

1897 Postel's Addition connects north part of town to earlier sections. Cole camp incorporated as a village. Telephone service between Warsaw and Sedalia, via Cole Camp and Mora, is completed.

1898 Lumber dealer and land speculator George Kieffer is quoted in the paper as saying "according to the signs, there will be more buildings erected in Cole Camp this season than ever before." (Cole Camp Courier 8-12-1898)

1900 Tucker's Addition platted north of the railroad.
Cole Camp incorporated again as a fourth class city.

1902 Sedalia, Warsaw, and Western Railroad converts to wide gauge track.

1904 The Rock Island Railroad runs tracks one mile north of Cole Camp. North Cole Camp (Nay) platted at that crossing, but never developed.

1907 A. G. Eickhoff Addition platted north of the new business district. Muller's Addition expands eastern boundary.

1911. Eickhoff's Addition Platted north of A. G. Eickhoff's Addition. City waterworks system completed, and water tower installed.

1913, 1916 School Zone is established between old and new parts of town

1920 Hyde Park/Frederick Addition added to southeast part of town.

1939 Centennial of founding celebrated. City sewer system installed.

1946 Rail service through Cole Camp discontinued. ✱

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Property Type A: Single Pen House

Description: Single Pen House

The single pen vernacular house type is the smallest house type found in Cole Camp. Although these small houses often have rear appendages, they are, like many vernacular forms, defined by the floorplan of the part of the house which faces the street, which in most cases is the original portion of the building. Single pen houses are one or one and one half stories tall with side facing gable roofs and a basic one-room floor plan which is roughly square. Kitchen and other support spaces are generally located in a rear ell. Examples in Cole Camp date from ca. 1868 to the late 1800s.

Significance: Single Pen House

The single pen house, which was most commonly built in America between the 1700s and the 1880s, has been fittingly referred to as "Architecture's Building Block."¹ It is the simplest and smallest of all vernacular house types. The single pen house is most commonly associated with horizontal log construction. The one room plan works quite well with that construction method, as it was relatively easy to find logs less than twenty feet long and to build in a basic square or slightly rectangular form.

It was not unusual for early settlers to construct single pen log houses or "cabins" as soon as possible, and to replace or enlarge them later as time and finances allowed. Because the small size inevitably led to additions and alterations, intact single pens are rare, in Cole Camp and other parts of Missouri as well.

Only two such houses were identified during the survey project, the ca. 1868 William Dublin house, at the corner of Jefferson and Spring Streets, and another just outside the south town boundary, on the southern end of Spring Street. That house is the ca. 1880 Henry Mahnken house. Both are of wood construction; the house on Jefferson is frame, and the one south of town may be of horizontal log. These house types were probably once quite common in Cole Camp, but now represent a small percentage of the total survey group. Intact examples are significant as very rare survivors of a once common building type.

Registration Requirements: Single Pen Houses

Representative examples of the above property type will be eligible for inclusion in the

¹ Howard Marshall, Folk Architecture in Little Dixie, (Columbia and London: University of Missouri Press, 1981) p. 39.

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National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Most original exterior trim and other woodwork should remain in place, and doors and windows themselves should be original or at least fifty years old.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the Single Pen property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. △

Property Type B. Two-Room Folk House

Description: Two-Room Folk House

Two-room folk houses, most commonly known as either double pen and hall and parlor houses, are among the more modest house types in Cole Camp. Both subtypes are one story tall, and at least two rooms wide and one room deep, with a side facing gable roof. The main entrances are in the widest part of the house, which faces the street. Rear ells are common, either as original rooms or later additions (or both.) Examples in Cole Camp include the oldest surviving houses in town, and date from ca. 1861 to ca. 1905. All are of some sort of frame construction. Architectural ornamentation and stylistic influences are limited or non-existent on early examples, while later houses often have typically Victorian ornamentation. Such ornamentation is most commonly applied to the front porch of the house, and consists of such

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things as turned porch posts, decorative bands of spindlework, and scrolled spandrel pieces. Houses within these categories make up roughly 12% of the survey properties.

Subtype: Hall and Parlor House

The hall and parlor house is the most common of the two-room house types in Cole Camp; hall and parlor houses represent roughly two thirds of the historic two-room folk houses in the community. The front rooms of hall and parlor houses are generally of unequal size, with the "parlor" bedroom being the smaller of the two. The single front door, which is often centered on the facade, opens directly into the "hall." Fenestration patterns are generally symmetrical; most hall and parlors in Cole Camp have two windows and one door on the front wall. There are 19 hall and parlor houses in the survey group.

Subtype: Double Pen House

Double pen houses also have two front rooms; they differ from hall and parlors in that their front rooms are nearly identical in size. The primary exterior difference is that even very small examples have two front doors. These houses also tend to have symmetrical fenestration patterns. Some have paired front doors flanked by single windows, while others have more widely separated front doors which are each flanked by windows. A related house type is the *saddlebag house*, in which the two rooms share a central chimney. There are at least 10 double pens and 3 saddlebag houses in Cole Camp.²

Significance: Two-Room Folk House

Modest houses with two primary front rooms were built in America from the earliest days of settlement into the 1930s.³ There are a number of plan variations, and nearly as many different names for them. Those names include hall and parlor, double pen, saddlebag, and dogtrot. The hall and parlor house, with its varied room size, is the most distinct type of the group. The other three terms all refer to houses with nearly equal front rooms, most of which also have two front doors.

The hall and parlor also differs from the other types in that it came to America as a two-room form, rather than developing here out of basic one-room configurations. Small two-room

² That number may vary somewhat. Many of the houses no longer have chimneys, making it difficult to determine house types from exterior observations alone.

³ It should be noted that these houses often had rear ells from the start, and were therefore not strictly two room houses. The classification is based upon the most public part of the house.

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plan houses have been built in the British Isles for centuries, and the hall and parlor was an established house type when the first settlers landed in America. Hall and parlors were among the earliest dwellings to be built in the American Colonies, and the house type traveled west with the frontier. One scholar of vernacular architecture noted that "at the opening of the eighteenth century this [the hall and parlor plan] was the usual plan of small homes in England and the British sections of New England, the Mid-Atlantic and the Southern Colonies."⁴

Figure Nine. The ca. 1861 Henry Damm House. One of the best examples of the Double Pen subtype in Cole Camp.



⁴ Henry Glassie, Folk Housing in Middle Virginia, (Knoxville: University of Tennessee Press, 1975) p. 75.

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While hall and parlor houses were traditionally constructed in a wide variety of building materials, many of the other two-room-plan house types have their roots in log construction, and are often related to the single pen house. While it is relatively easy to build a single pen house with horizontal logs, wider houses are a different story. Longer logs are naturally harder to find than shorter ones, and tend to taper too much to use for long walls. Therefore, multiple room log houses, especially those with one room deep plans, often consisted of combinations of single pens. This could be done either as a single building project, or as a result of subsequent additions to a single pen. It is upon the resulting combinations of single pen forms that many of the terms for two-room-plan houses are based. Two rooms, or pens, set side by side with end chimneys create a double pen house, two pens which share a center chimney are a saddlebag house, and two rooms separated by an open passage are referred to as a dogtrot house.

The additive nature of that construction, along with the difficulty of cutting a new door into a log or heavy frame wall, often resulted in a separate entrance for each of the two rooms, a characteristic which is considered one of the defining features of the double pen house type. Two-room-plan houses continued to be built with two front doors long after horizontal log construction was replaced with lighter stud framing and other building methods, and today nearly any one-room deep house with two front rooms and paired front doors is considered a double pen.

It should be noted that paired front doors have also been associated with German-American building traditions, and that some of the earliest double pens in Cole Camp were built by or for German-Americans. Two of the three double pen houses in the survey group which were built before the Civil War were built by or for German Americans, as were many of the other double pen houses and saddlebag houses in the community. The tradition of installing paired front doors on the houses of Cole Camp probably developed from a number of sources, the most prevalent of which were construction practices and Germanic cultural ideals.

The ca. 1861 William Schuman House, at 604 S. Elm Street, provides an interesting example of an early double pen which appears to reflect both of those influences. The small double pen house is one of the oldest survey properties of any type. The house today has only one front door and four front windows; however, a historic photo of the building reveals that there was originally another front door, centered between two of the windows. The house is also said to be constructed partly with horizontal logs and partly of heavy frame with brick nogging, a combination which suggests that it was built in at least two stages. Mr. Schuman, who lived there for decades, operated a blacksmith shop next door to the house. It was probably he who built both stages of the house, expanding as his family and business grew.

Most of the historic small houses in Cole Camp are either double pens or hall and parlors. Double pen houses were among the earliest type of dwelling to be built in the area, and small houses of both types continued to be popular until the end of the 19th century. A variety of

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construction methods and materials were used. There are also several post-railroad examples of this property type which gain further significance from intact Victorian-era porches and other ornamentation. The small size of such houses inevitably led to alterations over the years, and intact examples are scarce. Unaltered examples are significant as reflections of a house type which was among the earliest to be built, and which remained popular in Cole Camp for more than half a century.

Registration Requirements: Two-Room Folk House

Representative examples of the above property type and subtypes will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Most original exterior trim and other woodwork should remain in place, and most doors and windows should be original or at least fifty years old.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Replacement windows, for example, may be acceptable, if they are the only major alteration, and are very similar to the originals in material, individual dimensions, and muntin configuration. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an early or original porch can outweigh other minor integrity issues.

Representative examples of the two-room folk house type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. △

Property Type C. Late Victorian.

Few of the Victorian era buildings in Cole Camp represent full-blown examples of any

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particular style. With the notable exception of a few buildings with Queen Anne and Romanesque styling, most are basically vernacular buildings to which high style characteristics were added, in varying degrees. Those buildings have been given the general classification of **Late Victorian**, and the following types and subtypes are based upon both architectural styles and common vernacular building types.

Description: Late Victorian

The Late Victorian category has been used here to group all Victorian era buildings except for those of the Queen Anne and Romanesque styles, which are important enough in Cole Camp to discuss separately. Late Victorian buildings in Cole Camp were built between 1878 and ca. 1919. They all exhibit characteristics of high-style Victorian architecture, in varying degrees. The term has been used here to describe formally designed buildings as well as basically vernacular ones. It applies to relatively "pure" examples of a particular style such as the Italianate or Second Empire, and to buildings which feature a mixture of Victorian-era styles. It also applies to basic vernacular forms to which Victorian Ornamentation has been added.

Although individual properties show great variation, there is a common attention to picturesque ideals, and frequent use of applied ornamentation. Popular ornamental motifs include scrolled brackets and ornate cornices, especially on commercial buildings, as well as such things as turned porch posts, spindles and other "gingerbread", and ornamental wall shingles. Late Victorian buildings, excluding those in the Queen Anne and Romanesque styles, represent roughly 32% of all styled historic buildings in Cole Camp, and approximately 18% of all of the buildings surveyed. (Many of the buildings in the survey group are simple vernacular buildings with no stylistic attributes.) Adding the other Victorian styles to the group yields a percentage of roughly 52% of the styled buildings and 28% of the total.

National Register guidelines include many different Victorian era movements within the category of Late Victorian, including Romanesque, Queen Anne, Italianate, Second Empire, and Gothic Revival. The latter styles had limited influence in Cole Camp and have therefore been grouped together in this section. There are also many buildings which utilize mixed or more general Victorian design principles, a common occurrence throughout the country. Architectural historian Alan Gowans noted that "once elements of medieval origin get stirred into the Italianate/Second Empire/Renaissance Revival mix, all stylistic coherence vanishes. This is the kind of architecture that the term "Victorian" brings to people's minds."⁵

⁵Alan Gowans, Styles and Types of North American Architecture, (New York: HarperCollins, 1992) p. 197.

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Subtype: Folk Victorian

Folk Victorian houses consist of traditional vernacular house forms to which simple Victorian style ornament is added. The ornamentation is often limited to just the front porch, although eave and window decorations are also used. This is the most common type of Late Victorian building in Cole Camp; nearly a quarter of the survey properties (roughly 23%) are vernacular houses to which Victorian era styling has been added.

Subtype: Italianate

Italianate buildings are generally two stories tall, with widely overhanging eaves supported by ornamental scrolled brackets. On commercial buildings, elaborate bracketed cornices are very common. Windows are often arched or topped with elaborate crowns or lintel pieces. Many of the commercial buildings in Cole Camp have vestigial Italianate styling.

Subtype: Second Empire

Second Empire buildings always have a Mansard (dual-pitched) roof, and often have dormer windows in the lower part of the roof, which is steeply pitched. Cornice lines are frequently accented with ornamental scrolled brackets and heavy molding. The George Keiffer House, at 112 South Maple Street, is the only Second Empire style building in Cole Camp.

Subtype: Gothic Revival

The Gothic Revival Style is marked by an emphasis on verticality, which is often expressed through steeply pitched roofs and equally steep cross-gables. The Gothic pointed arch is a character-defining feature which continues the vertical theme. In Cole Camp, the Gothic influence is seen in a few instances in the use of steep cross gables on traditional I-houses. There is also one church, the ca. 1938 United Evangelical Lutheran Church at Butterfield and Boonville Roads, which features the type of pointed-arched windows typical of the style.

Significance: Late Victorian

The Victorian movement in architecture was widely popular in America from the mid-1800s into the first part of the twentieth century. That time span corresponds with the latter part of the reign of England's Queen Victoria, who ruled from 1837-1901.⁶ The Victorian era in America was marked by technological advances which facilitated many of the stylistic developments of the period. Balloon framing, which used machine sawn studs rather than heavy hewn timbers, often replaced heavy timber and load-bearing masonry, and the growing railroad network

⁶ McAlester, p. 268.

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allowed widespread distribution of everything from sawn lumber and pre-cut eave brackets to plan books and architectural journals.

The innovation of balloon framing made it easy for builders to break from the boxy forms of earlier styles and building types, and irregular massing became a hallmark of Victorian architecture. The ease with which one could acquire pre-cut gingerbread also made the use of applied ornamentation easy and inexpensive. The more towers, turrets, and tacked-on gingerbread, the better. It was also about this time that mail order plan services became available. The result was an increased availability, and reduced cost, of professional design services.

Victorian architectural ideals were so popular, for so long, that they eventually worked their way into the realm of vernacular architecture. It became common practice to embellish simple vernacular buildings with typically Victorian types of ornamentation. As one history of American houses put it:

Less affluent owners might not be able to afford stained-glass windows or slate roofs or tall, fancy chimneys, but they probably could manage a bit of wood spindle work. A 19th century American ornament, spindle work was a product of our love affair with the newly invented turning lathe, which, along with an efficient railway system, made it cheap and easy to decorate houses all over the country, inside and out, with rows and rows of shapely little sticks.⁷

That passage certainly applies to Cole Camp, where many of the porches of otherwise unadorned vernacular houses sport those "rows and rows of shapely little sticks." It is likely that many of those shapely little sticks were produced right in town, in Henry Eickhoff's shop on Maple Street.

The Fred Dieckman House, at 206 W. Junge St., is a particularly ornate example of a Folk Victorian house. The basic form of the house is that of the Gabled Ell, and the ornamentation is typical of the Queen Anne style of architecture. The recently rehabilitated house has a polygonal bay window and front gable end which are both sheathed with ornamental shingles, as well as a wide front porch with turned porch posts and a spindle-work frieze. It is a product of a local builder; the Dieckman's have been credited with building several of the survey properties. A simpler, and more typical, example can be found in the Frank Spurgeon House, at 111 N. Elm St. It is a simple hall and parlor house with pedimented lintels above the doors and windows, and a central bay porch which has turned posts, scrolled spandrels, and a patterned frieze at the roof line.

Victorian-era architecture in Cole Camp runs the gamut from large high style commercial

⁷ James Massey, and Shirley Maxwell, House Styles in America, (New York: Penguin Studio, 1996) p. 131.

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buildings to simple two-room houses with a bit of spindle-work on the front porch. They are unified by a common emphasis on the picturesque, and as a group, they are one of the most significant historic property types in Cole Camp today.

Registration Requirements: Late Victorian

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Architectural elements such as front porches and applied ornamentation are character-defining features of the Late Victorian property type, and should therefore be early or original, and highly intact. Door and window openings, especially on principal elevations, should be unaltered, and original wall materials should predominate.

Although alterations and minor changes are practically inevitable in a historic building, they can have a significant impact upon the integrity of buildings of this property type. A Folk Victorian house which received a Craftsman style porch in the 1920s, for example, would not typify the Late Victorian property type. (It may, however, be eligible under a more general property type, such as Gabled Ell.) Replacement windows may be acceptable, if they are very similar to the originals in finish, individual dimensions, and muntin configuration. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Representative examples of the late Victorian property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date. Those buildings which were used for commercial purposes may also be eligible under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. □

Property Type D. Queen Anne

Description: Queen Anne

Queen Anne style buildings are distinguished by irregular massing and highly textured wall surfaces. Polygonal bays, steeply pitched roofs and ornate trim are all common. Walls are nearly always enlivened by varied textures, often through the use of patterned shingles and ornamental belt courses. Elaborate porches are common on houses; they often wrap around more than one elevation and feature such things as fancy wooden trim and turned support posts. In Cole Camp, all examples are of frame construction, and all are houses. Queen Anne buildings

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represent 31% of all styled buildings in the survey group, and 17% of the total. Examples in Cole Camp were built between ca. 1890 and ca. 1916.

Significance: Queen Anne

The Queen Anne style was first introduced in England by a group of 19th century architects led by Richard Norman Shaw. "Queen Anne" is actually a misnomer; the architecture after which early examples were modeled predated the reign of Queen Anne (1702-1714) by roughly a hundred years. Shaw and his followers were inspired by late medieval buildings, and favored the use of half timbering and patterned masonry. The English Queen Anne style became known in America through pattern books and architectural manuals, and soon evolved into a widely popular indigenous style. One architectural history noted that once the style was introduced in the States—"something really American" happened to it.⁸ American examples of Queen Anne architecture tend to be more lively than their English counterparts, in both form and ornamental treatment, and it was in this country that the use of spindle-work and classical elements became part of the Queen Anne vocabulary.⁹

In Cole Camp, Queen Anne styling is found on residential buildings only. Houses of the genre in Cole Camp can be placed into two different categories: high-style Queen Anne, and Folk Victorian adaptations. The major difference between the two categories within the survey group is in the basic shape of the building. High-style houses have much more irregular floor plans and roof lines, as well as such things as one and two story bay windows, which further break up the shape of the building. Folk Victorian houses, by contrast, generally utilize a common vernacular house form, to which basic Queen Anne, or other Victorian, style ornament is added. Folk Victorian houses and common vernacular forms of the period are identified elsewhere in this section.

There are at least two large high-style Queen Anne style houses in Cole Camp, as well as many other buildings which utilize varying degrees of Queen Anne ornamentation. The most intact high-style Queen Anne house in Cole Camp is also one of the town's largest and most intact houses of any kind. The ca. 1914 H. C. Boeschen House, at 200 S. Boonville Road, is a two and one half story frame house with irregular massing, bay windows and a wrap-around porch. (See Figure Ten.) It is an example of the "Free Classic" subtype, in which classical elements such as columns are used more freely than spindle-work and turned porch posts. Another two story house in that style is located at 100 N. Hickory Street, near Main Street. It was built around 1899

⁸Massey and Maxwell, p. 127.

⁹ McAlester, p. 268.

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by or for lumber dealer and land developer George Kieffer. It also features frame construction and irregular massing, as well as a cutaway bay window. (A modern porch enclosure has had a deleterious effect upon the integrity of this large house, which does retain its early weatherboarding and much other historic fabric.) As a lumber dealer, Kieffer would have had easy access to plan books, and may have used a plan from a service for that house.

There are also a few smaller houses in town which have irregular ground plans and enough ornamental detailing to be classified as high-style dwellings. The ca. 1909 J. L. Ahrens House, in the 100 block of North Hickory, is a one story house with steeply pitched roofs, pent gables with fishscale shingles, and a small wrap-around porch. A more elaborate one story example is Sunnyside, (ca. 1907) at 1103 Fowler Road. That house also has pent gables filled with ornamental shingles, as well as a steeply roofed tower over the main entrance, and a large wrap-around porch set on slender columns.

Full-blown examples of the Queen Anne style are fairly rare in Cole Camp. The properties listed above, while not the only notable examples, are part of a select group. Intact high-style Queen Anne buildings in Cole Camp are significant as relatively rare examples of an architectural style which was widely popular at the time, and which had a strong effect upon the appearance of the many modest Folk Victorian houses which were erected around the same time.

Registration Requirements: Queen Anne

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Architectural elements such as front porches and applied ornamentation are character-defining features of the Queen Anne property type, and should therefore be early or original, and highly intact. Door and window openings, especially on principal elevations, should be unaltered, and original wall materials should predominate.

Although alterations and minor changes are practically inevitable in a historic building, they can have a significant impact upon the integrity of buildings of this property type. A Queen Anne house which received a Craftsman style porch in the 1920s, for example, would not typify the Queen Anne property type. Replacement windows may be acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration. Alterations to rear ell and secondary elevations may also be acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Representative examples of the Queen Anne property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date. △

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Figure Ten. The ca. 1914 H. C. Boechen House. One of few high style Queen Anne houses in Cole Camp.



Property Type E. Romanesque Revival

Description: Romanesque Revival

Romanesque Revival style buildings typically have round arched openings for windows, doors, and sometime porches. The style was even called a "Round Style" when it was first popular.¹⁰ Brick construction is quite common, as are ornate corbel tables. Light stone or alternately colored bricks were frequently used to accent red brick wall surfaces. In Cole Camp, the style was used only for larger buildings, including one bank and three churches, all of which are of brick construction, and most of which have elaborate corbel tables as well. The Congregational Church on Boonville Road, in the north part of town was built in 1913, and the Trinity Lutheran Church at the southern end of Maple Street was built in 1911. St. Paul's Evangelical Lutheran Church, at Front and Jefferson Streets, was built in 1917. All are sizeable brick buildings, and all exhibit a good deal of Romanesque Revival styling, most notably in the form of round arches and heavy massing.

¹⁰ Gowans, p. 150.

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Significance: Romanesque Revival

The Romanesque Revival style first appeared in America in the mid-1800s, and was used for various types of buildings into the early 20th century. The use of round arches is a nod to the buildings of ancient Rome, which were the first to utilize arched construction. In America, it has always been strongly associated with brick construction and religious architecture. The Romanesque Revival style is related to the more commonly built Richardsonian Romanesque Style, which became widely popular for a variety of building types around the turn of the century. It differs from Richardsonian Romanesque in a much lighter treatment of surface textures and a similarity of form to the Gothic Revival buildings that were in vogue in the mid-1800s. As one account put it— "in texture and outline, those early Romanesque buildings resembled their Gothic Revival contemporaries."¹¹ One of the best examples of the early Romanesque style, the 1849 Smithsonian Building in Washington, D. C., was in fact designed by renowned Gothic Revival architect James Renwick.

One of the largest styled commercial buildings in Cole Camp town is a Romanesque Revival style building. The 1898 Citizens Bank Building, at the corner of Main and Maple Streets, was constructed by local contractors Keiffer and Laughlin.¹² It is constructed of red brick, and features paired windows topped with round arches of blond brick, and an elaborate corbeled brick and terra cotta cornice. It remains in use as a bank yet today.

Local religious institutions also utilized Romanesque styling for the impressive red brick churches which were built during this period. One of the largest example of religious architecture in the style is the Trinity Lutheran Church, which is located on Butterfield Trail near its intersection with the Boonville Road. It is a large red brick church with limestone accents and brick corbeling at all eave lines. It also utilizes elements of the Gothic Revival style, most notably in the form of pointed arched windows along the rear wall and pointed arch divisions within the large round arched windows of the main elevations.

Buildings of the Romanesque Revival style in Cole Camp are generally the largest and most highly styled buildings in the survey group. It is known that the bank building is architect-designed, and it is likely that the churches received professional guidance in that field as well. The Cole Camp examples are significant for their stylistic sophistication as well as for their varying roles in the social history of the town.

¹¹ Poppeliers, John C. et. al. What Style Is It? (Washington, D.C.: Preservation Press, 1984) p. 62.

¹² Hier Snackt Wi Plattdeutsch, p. 115.

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Registration Requirements: Romanesque Revival

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Most original exterior trim and other ornamentation should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ell and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Replacement windows may be acceptable, if they are close to the originals in finish, individual dimensions, and muntin configuration. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the Romanesque Revival property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. Those buildings which were used for commercial purposes may also be eligible under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

Property Type F: Two Part Commercial Block

Description: Two Part Commercial Block

Two part commercial blocks are commercial buildings which are at least two stories tall. They are characterized by a horizontal division of form and function. The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions, such as offices, residences or meeting halls. In Cole Camp, all examples are two stories tall, and most have open plate glass store fronts on the ground floor, and more enclosed second floor spaces. All are located in the main commercial center of Maple and Main Streets. There are at least nine such buildings in Cole Camp, most of which have some type of Late Victorian styling; they were built between ca. 1896 and ca. 1909. Representative examples in Cole Camp include the Henry Eickhoff Store and Shop, and the ca. 1899 Kreisel Hardware Building, all of which are located at the north end of Maple Street.

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Figure Eleven. The ca. 1899 Henry Eickhoff Store. One of the most intact Two Part Commercial Blocks in the community.



Significance: Two Part Commercial Block

Architectural historian Richard Longstreth describes the two-part commercial block as "the most common type of composition used for small and moderate sized commercial buildings throughout the country."¹³ Two-part commercial blocks with Victorian detailing were extremely popular in America from 1850 into the first decades of the 1900s, and by the turn of the century, Main Streets throughout the country were lined with them. One scholar noted that the "buildings on Main Street reflect a standardization that became a fact of life in the American small town in

¹³ Richard Longstreth, The Buildings of Main Street (Washington, D.C.: National Trust for Historic Preservation, 1987) p. 24.

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the latter half of the nineteenth century."¹⁴

The two part commercial block is said to have its origins in the buildings of Ancient Rome, where it was common for urban building to have a shop on the ground floor and living quarters above. That shop-house form was used in Europe for centuries, and moved to America as the Colonies developed major trading centers. The form eventually developed into a primarily public or business type of building, as residences above the store area became less common.

Two part commercial blocks were built in Cole Camp early on, with the upper floors serving a residential function. A description of the town as it appeared in 1866 noted that there were several two story commercial buildings, including "the two-story saloon and residence of Louis Damm. The upper story was used as a residence...."¹⁵ Although no such buildings have survived in the old part of town, the "new" commercial center boasts many very intact examples.

One of the oldest and most intact two part commercial blocks in the Maple Street commercial center is the ca. 1898 Kreisel Hardware Building, at 126 N. Maple Street. The large two story brick building has an open frame and glass storefront on the ground floor and smaller double hung windows on the second floor. The ground floor housed hardware businesses for much of its early history, and the upper floor, which retains its original ornamental ceiling, was used as a movie theater for part of that time. It is in excellent condition today and continues to function as a commercial property.

A later brick example is located a few doors south of the Kreisel Building, at 110 N. Maple. The ca. 1909 Mussman Bakery/Star Theater features a prefabricated storefront by the St. Louis firm of Christopher and Simpson. The second floor has double-hung windows and a corbeled brick cornice. It is one of the wider such buildings in the survey group, with a pair of side by side commercial spaces on the ground floor.

The two part commercial blocks of Cole Camp generally exhibit some form of Victorian styling, and many sport prefabricated metal and frame building components. They are among the largest and oldest of the commercial property types in town. Intact buildings of this form are significant as examples of a property type which was a favored business building in Cole Camp for decades.

Registration Requirements: Two Part Commercial Block

Representative examples of the above property type will be eligible for inclusion in the

¹⁴ Richard V. Francaviglia, Main Street Revisited, (Iowa City: University of Iowa Press, 1996) p. 35.

¹⁵ Viola Huse Moore, Cole Camp in 1866," Cole Camp Courier, 1933.

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National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on the facade, should be intact. Replacement windows may be acceptable, if they are close to the originals in finish, individual dimensions, and muntin configuration. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Storefront alterations, for example, often represent a natural evolution in the history of the building, and original storefront units are therefore not requisite. The actual ground floor openings themselves should, however, be largely unchanged, and fenestration patterns should be similar to those of the original storefront units, preferably with display windows, bulkheads, and transoms. By the same token, surviving original storefronts represent an especially significant historic resource, and the existence of an original storefront can outweigh other minor integrity issues. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the Two Part Commercial Block property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

Property Type G. One Part Commercial Block

Description: One Part Commercial Block

One part commercial blocks are just one story tall, and function much like the lower story of two part commercial blocks. In many cases the building is relatively narrow, and occupies the full width of its lot, often sharing a wall with neighboring buildings. The facade often consists almost exclusively of plate glass or prefabricated storefront panels. Ornamental cornices and space for signage above the storefront are common. In Cole Camp, many of the one part commercial blocks have manufactured storefronts, and all except for one have side and rear walls of brick. There are at least fourteen such buildings in Cole Camp; they were built between ca. 1884 and ca. 1945. Representative examples in Cole Camp include Fajen's Store, (ca. 1884) on Butterfield, and Schwald Mercantile, (ca. 1894) at the corner of Maple and Main.

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Subtype: Boomtown Front

Some one part commercial blocks also have front walls which extend up beyond a front facing gable roof to make the building appear larger than it actually is. The false-front arrangement is sometimes referred to as a "boomtown front." At least four small commercial buildings in Cole Camp have boomtown fronts. The ca. 1894 Kreisel Building, located on the north end of Maple Street, has a false front with a particularly notable bracketed cornice of wood.

Subtype: Broad Front Commercial Block

The broad front commercial block is a later variation of the one part commercial block. It is of the same general form as all one part commercial blocks, but tends to have a more horizontal massing and a particularly open display window. Recessed entrances and ornamental parapets above the display windows are common. The broad front commercial block became popular in the early 20th century, as technology made the wider fronts and greater expanses of display windows possible.¹⁶ The ca. 1924 Cole Camp Mercantile, at Main and Maple, is the only such building in Cole Camp.

Significance: One Part Commercial Block

The type developed in the mid-1800s, in response to a growing need for specialized and relatively inexpensive commercial properties. As one source put it "most one-part commercial blocks constructed during the 19th century were used as retail stores."¹⁷ It was popular in developing commercial areas, as it allowed a landowner to create rentable retail space without investing in a large building right away. Often, property owners built one part commercial blocks with the thought that they could be replaced in the future with larger commercial buildings, a plan that did not always come to fruition, especially in areas like Cole Camp where commercial growth tapered off after the initial period of development.¹⁸

One part commercial blocks were also sometimes constructed in unified rows, with common walls dividing the individual store units. This was done in Cole Camp as well, most notably on Main Street near the east edge of the commercial district. The south side of the street still has two of three original one part commercial blocks which were built as a single

¹⁶ Herbert Gottfried and Jan Jennings, American Vernacular Design 1870-1940: An Illustrated Glossary, (New York: Van Nostrand Company, 1988) p. 249.

¹⁷ Longstreth, p. 55.

¹⁸ Longstreth, p. 55.

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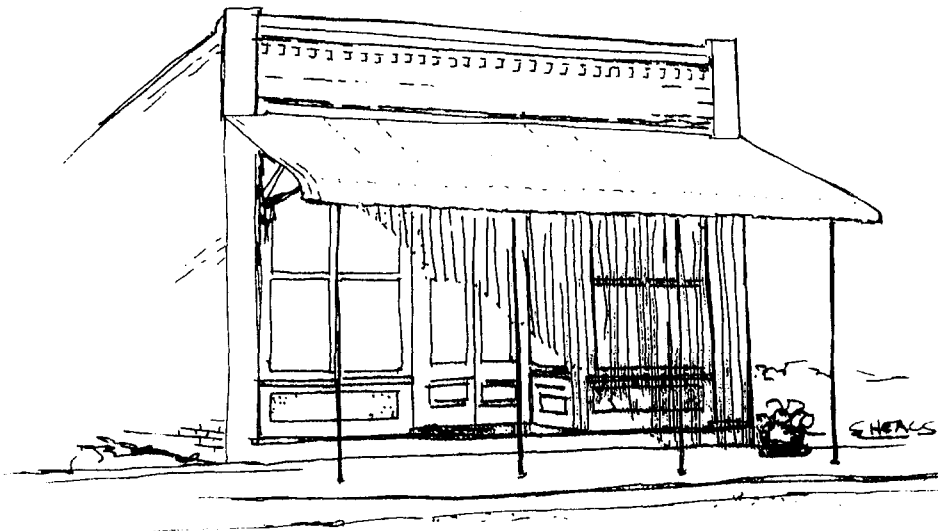
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construction project in the late 1890s. Although connected and topped by a continuous cornice, those buildings were built for different clients and have been individually owned through most of their history. The surviving two buildings are located in the 100 block of East Main Street; one is the public library and one is a furniture store.

Figure Twelve. Fajen's Store, ca. 1884. The oldest, and one of the most intact, one part commercial blocks in Cole Camp.



The one part commercial block is the most common commercial property type in Cole Camp, and many of the early examples have seen few alterations over the years. Like the larger two part commercial blocks in the area, many exhibit some form of Victorian styling, and several have prefabricated metal and wood building components. Intact buildings of this type are significant as representative examples of a nationally common building type, and for their strong association with early commercial development in the community.

Registration Requirements: One Part Commercial Block

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of

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significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on the facade, should be intact. Replacement windows may be acceptable, if they are close to the originals in finish, individual dimensions, and muntin configuration. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Storefront alterations, for example, often represent a natural evolution in the history of the building, and original storefront units are therefore not requisite. The actual ground floor openings themselves should, however, be largely unchanged, and fenestration patterns should be similar to those of the original storefront units, preferably with display windows, bulkheads, and transoms. By the same token, surviving original storefronts represent an especially significant historic resource, and the existence of an original storefront can outweigh other minor integrity issues. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the One Part Commercial Block property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

Property Type H: Gabled Ell

Description: Gabled Ell

The gabled ell house has a front facing gable end to which a side gable wing is set at a right angle, to form an L-shaped house. There is almost always a front porch along the front of the side wing, which is set back from the plane of the gable end wall. Gabled ells come in one or two stories and can have one wing of a different height than another. This is especially likely in a house which has been expanded to create this form. In some cases, an older vernacular form such as a hall and parlor, would get a new front facing gable wing to expand the house and update its styling. This appears to have been the case for the ca. 1894 Fannie Selover House at 109 N. Hickory, which may have started out as a double pen house. The gabled ell is the most common historic house type in Cole Camp; at least 15% of the all of the survey properties take that form. Most of those houses, which were built between the late 1880s and the mid 1900s, also have some Victorian styling and can also be classified as Folk Victorian houses.

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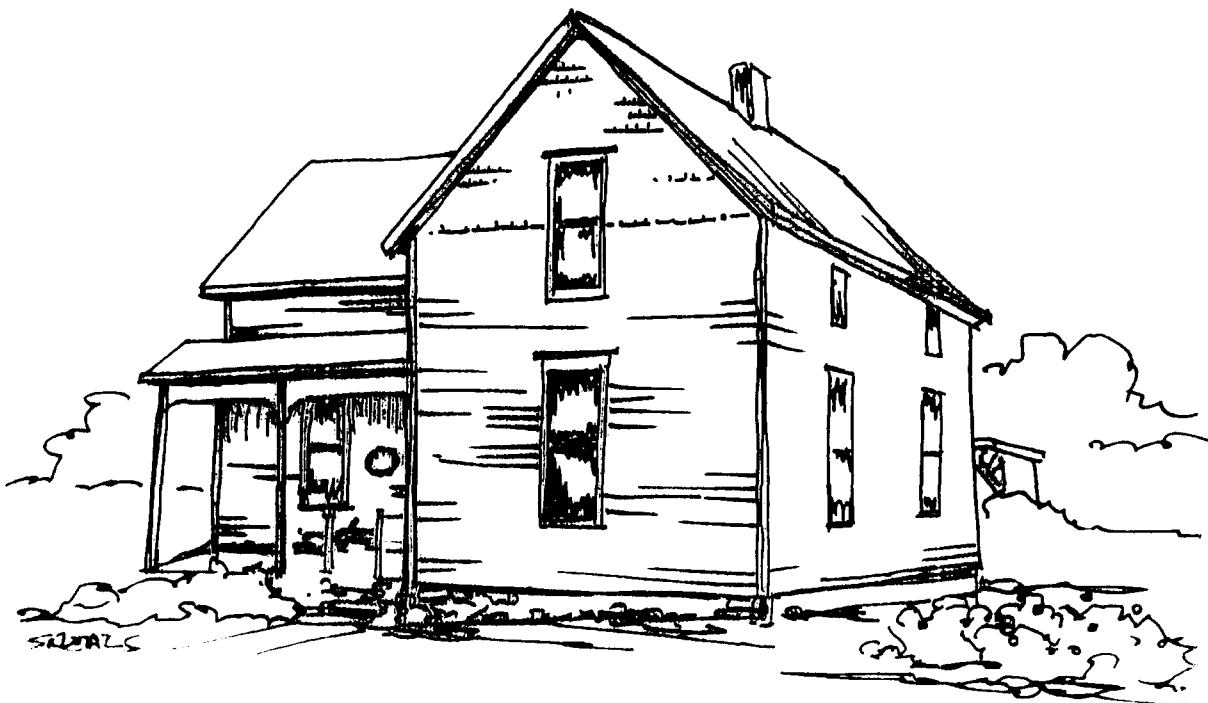
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Subtype: Cross-Plan

A related house type found in Cole Camp is the cross plan house, which is similar to a gabled ell except that it has a side gabled ell on both sides of the front gable end. The houses were frequently built with two front porches, which are similar in form and placement to the porches on gabled ells. Often, each porch has its own entrance. Roughly 5% of the survey properties take this extended form; most have some Victorian styling. A good example of the type is the ca. 1909 M. P. Dillon House, at 108 E. Junge St.

Figure Thirteen. The Jost Eickhoff House, ca. 1904. A highly intact two story gabled ell.



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Significance: Gabled Ell

The gabled ell, also known as the Gable Front and Wing or the Upright and Gable, was a long-lived house type in America. It was popular across the country from the 1850s to the 1950s.¹⁹ It is not surprising that the gabled ell is the most common house type in Cole Camp. Its national popularity has been linked to access to railroad service and milled lumber, which made the more complex plan easier to build, and it was during the railroad era that most of the historic houses in Cole Camp were built. One description of the house type noted that, with the coming of the railroads "abundant lumber and balloon framing led to an expansion of unstyled folk houses with this form."²⁰

The increased popularity of the gabled ell can also be seen as a reaction to the prominence of Victorian styling, with its emphasis on picturesque massing and complex forms. In Cole Camp, many of the historic gabled ells also have some typically Victorian ornamentation, and the gabled ell is one of the most common forms to be used for Folk Victorian houses. It has also been noted that, as was the case in Cole Camp, as the Gabled Ell form gained popularity some older hall and parlor or double pen houses were updated by the addition of a projecting gable bay to create the "new" gabled ell plan. Nationally, the gabled ell replaced the hall and parlor as the dominant folk house form in the early decades of the 20th century.²¹ That was the case in Cole Camp as well; the two room folk house was the dominant vernacular house type before the railroad came through, only to be supplanted by the gabled ell by the turn of the 20th century. Intact gabled ells in Cole Camp today are significant as representative examples of a common house type which was popular both nationally and locally in the late nineteenth and early twentieth century.

Registration Requirements: Gabled Ell

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Although original windows are preferable, replacement windows may be

¹⁹ McAlester, pp. 92-93.

²⁰ McAlester, p. 92.

²¹ McAlester, p. 92.

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acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ell and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the gabled ell property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. Gabled ell houses which have significant amounts of Victorian style ornamentation should be classified, and nominated, as Folk Victorian houses, with a period of significance which corresponds to the year the house took its Folk Victorian form. △

Property Type I: I-house

Description: I-house

The I house is one of the largest vernacular house types in Cole Camp. I-houses are one and one half to two stories tall, one room deep and at least two rooms wide. The wide part of the house is always set parallel to the road, to create the broadest possible facade. Roofs are generally either side-gabled, or hipped, and many examples have open, central bay front porches. One and two story rear ell are common, both nationally and in Cole Camp. I-houses are not particularly common in Cole Camp; only 6% of the historic buildings there take that form. All of the historic I-houses in Cole Camp are of frame construction.

Significance: I-house

I-houses can be found in many parts of Missouri; the form is widely distributed and easily recognized. It is also one of the most enduring vernacular house types in the state; I-houses were

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built in Missouri from the earliest days of settlement into the first decade of the twentieth century. The term "I" house was coined by geographer Fred Kniffen in the 1930s, based on his observation that the builders of such houses in Louisiana often came from Illinois, Indiana, and Iowa. Also, as he noted, "the 'I' seems a not inappropriate symbol in view of the tall, shallow house form it describes."²²

The I-house has its roots in Great Britain, but it reached its final form in the American middle south. I-houses were commonly built in Kentucky, Tennessee and Virginia, and the form moved west with settlers from those areas. As Howard Marshall noted in Folk Architecture in Little Dixie, "this distinctive house type dominates the Little Dixie landscape, as it does the Virginia and Carolina Piedmont and the Kentucky Bluegrass."²³

Although I houses were built in both urban and rural locations, they are frequently associated with farm life and country settings. The I-houses of Cole Camp follow that tendency; most are located along the edges of town, and have, (or had) a few acres of land and several outbuildings associated with them. Most of those are within Urban Farmsteads, a separate property type discussed in the next section. Intact I-houses in Cole Camp are significant as representative examples of one of the community's largest and rarest vernacular house types.

Registration Requirements: I-houses

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on principal elevations, should be unaltered. Replacement windows may be acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration, and most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the

²² Fred Kniffen, "Folk Housing: Key to Diffusion." Annals of the Association of American Geographers, Vol. 55, No. 4, Dec. 1965, p. 553.

²³ Marshall, p. 60.

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building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the I-house property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. Also, I-houses which have significant amounts of Victorian style ornamentation should be classified, and nominated, as Folk Victorian houses, with a period of significance which corresponds to the year the house took its Folk Victorian form. Finally, an intact I-house, even one with Folk Victorian styling, within an urban farmstead should be nominated under that classification, and a discussion of style and type should be included in the nomination. □

Property Type J: Urban Farmstead

Description: Urban Farmstead

Although many of the houses in Cole Camp have a significant number of outbuildings, there are a few properties which have specialized collections of resources which classify them as urban farmsteads. The urban farmstead is defined as a grouping of resources, located in an urban or small town setting, with physical and functional characteristics normally associated with rural properties.²⁴ An intact urban farmstead will retain its original house, and enough early outbuildings and other resources to reflect the original agricultural function of the property. Urban farmsteads also frequently include agricultural landscape features and associated structures, such as wells, orchards and fenced gardens. Because the early agricultural function is a defining feature, at least one of the surviving outbuildings must have had a specifically agricultural function to rate an urban farmstead classification. Two storage sheds behind a house, for example, would not classify a property as an urban farmstead. An intact historic house with a

²⁴ Leslie C. Stewart-Abernathy, "Urban Farmsteads: Household Responsibilities in the City," Historical Archaeology, 20 (1986), pps. 5-15.

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storage shed and a small barn or other animal facility, would belong in that category. Although urban farmsteads are relatively rare in Cole Camp, they are among the largest of the historic property types in the community, in terms of size of the main house as well as overall property size. Representative examples include the Kreisel property, (house, ca. 1907) at 601 West Butterfield, and the William Harms property, (house, ca. 1914) on North Walnut Street.

Significance: Urban Farmstead

The term "urban farmstead" was first used by Leslie C. Stewart-Abernathy, in association with archeological research on 19th century house lots in the Arkansas community of Washington. Stewart-Abernathy wrote in 1983 that he used the term to emphasize the fact that many 19th century small-town house lots in Arkansas and elsewhere "contained a complex assemblage of buildings and spaces that paralleled the inventory and structure of rural farmsteads."²⁵ Such an assemblage reflected that fact that urban households often had to be nearly as self-sufficient as their rural counterparts. Farm families produced items for both household consumption and commercial sales; urban families often had to supply the same types of products for home use, as well as having typically urban occupations, such as keeping a store or working as a teller in a bank, etc.

In the days before such things as supermarkets and public utilities, even businessmen and professionals living in town had to supply many of their own needs. Stewart-Abernathy noted that each urban household, "when possible had to grow some of its own food, feed and care for some of its own animals, acquire its own water through wells, dispose of its own organic and inorganic waste, and store its own fuel for cooking and heating. All these tasks were undertaken in addition to a trade or craft to provide livelihood for the family."²⁶

Near self-sufficiency in the households of small urban communities was common throughout the Midwest into the early decades of the 20th century. Social historian Lewis Atherton, in Mainstreet on the Middle Border, noted that even though "stocks of good were limited" in general stores of the late 1800s, "they were more than adequate when every home in town had their own garden..." canned their own vegetables and otherwise provided goods for family consumption. That often included raising animals and processing meat as well; Atherton observed that "cow barns, pigpens, smokehouses, and chicken houses were standard equipment

²⁵ Leslie C. Stewart-Abernathy, "Urban Farmsteads: Household Responsibilities in the City," Historical Archaeology, 20 (1986), p. 6.

²⁶ Stewart-Abernathy, p. 6.

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in country towns."²⁷

Although once common, urban farmsteads are now relatively rare. The development of centralized services, public utilities, and better distribution networks eliminated the need for such complex urban houseyards. Once-essential outbuildings fell from use and were removed, and large houselots which included space for such things as home gardens and small pastures were sub-divided for new development. The 1999 National Register nomination of an urban farmstead in Chamois, Missouri noted that although it was common in 19th century rural Missouri "for town-dwelling families to devote a portion of the land to some sort of agricultural production...most of those tiny urban farms have long since vanished, outbuilding by outbuilding."²⁸

Another National Register nomination of an urban farmstead, the Luster urban farmstead in Batesville, Arkansas, documented the tendency for later subdivision and infill. It was noted that the property nominated was significant not only for its house and outbuildings, but also for the small amount of open land around it. It was noted that "the surviving barn, smokehouse, well, and servant quarters on the houselot with the entire rest of the block given over to a surviving pasture contrasts sharply with surrounding blocks on which later urban infill residential development has left the earlier houses now confined to tiny lots."²⁹

The surviving urban farmsteads in Cole Camp tend to have at least some open land associated with them as well. Most are located on relatively densely developed residential streets which are on the edges of the community. From the front, they look like other houses on the block, but most have open pasture behind them, and all have the defining collection of early agricultural outbuildings. Intact urban farmsteads in Cole Camp are significant as representative examples of a now relatively rare property type which once defined the streetscapes of small towns throughout the Midwest.

²⁷ Lewis Atherton, Mainstreet on the Middle Border, (Bloomington: Indiana University Press, 1984) p. 48.

²⁸ Maserang, Roger, et. al. National Register Nomination for the Alvah Washington Townley Farmstead, Chamois, MO, 1999.

²⁹ Stewart-Abernathy, p. 14.

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Registration Requirements: Urban Farmsteads

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact urban farmsteads will be residential properties that contain, at minimum, a house and two outbuildings, one of which had a typically agricultural function during the period of significance. Qualifying outbuildings would include such things as smokehouses, barns, milk houses, and chicken houses. Large amounts of open land are not requisite, as long as the early agricultural functions of the property, and the relationship of the buildings to each other, remain evident. All qualifying buildings on the property will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces, and most original exterior trim and other woodwork should remain in place. Door and window openings, especially on principal elevations, should be unaltered. Replacement windows may be acceptable, if they are very similar to the originals in material, individual dimensions, and muntin configuration.

Although the properties must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. An intact collection of outbuildings and related structures, for example, can help to balance minor integrity issues. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original buildings are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated.

Representative examples of the urban farmstead property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and with a period of significance which corresponds to the construction date(s) of all of the resources on the property. For example, a farmstead with a house built ca. 1880, and outbuildings constructed between 1880 and 1900 would have a period of significance of ca. 1880-1900. The vernacular form and/or stylistic characteristics of the main house should also be noted in the urban farmstead nomination. □

Property Type K: Pyramidal

Description: Pyramidal

Pyramidal houses are distinguished by a nearly square floorplan and a pyramidal, equally hipped roof. The smaller pyramidal houses of Cole Camp have a somewhat unusual tendency to have truncated hip roofs which are topped in a number of ways. Some simply have a small flat area at the peak, a couple of which appear to have since been topped with small gables to remedy

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leaking. Others have small gablets which appear to be original. One of the more intact examples, the ca. 1904 P. G. Muller House, at 301 East Main Street, has an entire square section which raises about 18" above the peak of the hip. The raised section has small square windows and early weatherboards, and appears to be original or early. Nearly 8% of the survey properties have a roughly square plan and a pyramidal hip roof; they were built between ca. 1894 and the late 1920s.

Subtype: Pyramid Square

Pyramid Square houses are the smaller of the pyramidal house types. They are generally one or one and one half stories tall, and often of frame construction. All Cole Camp examples are frame; the very few that have any stylistic ornamentation have simple Folk Victorian type elements such as turned porch posts.

Subtype: Foursquare

The Foursquare is a two story version of the above, sometimes referred to as a "cornbelt cube," after its popularity in the corn belt of the United States. The roofs are often punctuated by dormer windows, and front porches are extremely common. The foursquare became popular later than the more modest pyramid square, and is more commonly associated with early twentieth century housing than that of the Victorian era.

Significance: Pyramidal

This house type has been associated with the rise of railroad access, which made the longer sawn rafters needed for the roof framing more readily available. Pyramidal roofs require a more complex framing plan, but are less expensive to build as fewer long rafters are required. The foursquare is the largest of the two subtypes, and one of the largest popular house types of the early 20th century. The foursquare was often chosen by middle-class families who were moving up to a larger house, as the massive form gave the impression of stability, and was just large enough to appear impressive without being pretentious. The more modest pyramid square is generally considered to be a working-class alternative to the foursquare. In Cole Camp, the smaller version was also the first to be utilized; pyramid square houses in town tend to be a few years older than do foursquares.

That trend follows national developments; the pyramid square house type began appearing in the 1860s and was fairly common by the 1880s. Alan Gowans, in the Comfortable House, traces the origins of the Pyramid Square house to "Classical Revival vernacular variants,

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specifically the Classical cottage of the 1835-1855 period."³⁰ The foursquare, on the other hand, is more of a 20th century house type. Gowans considers it to be one of a few essentially new house types to emerge in the early twentieth century.³¹ Like the pyramid square, the foursquare has antecedents in earlier styles and types, most notably the Italianate style. Italianate houses often had the same type of boxy form and wide roof overhangs found on 20th century foursquares.

Both subtypes types were also popular with mail order companies in the early decades of the 20th century, and it is likely that some of the Cole Camp examples were from mail order plans or even kits. The pyramid square could be purchased at a reasonable price from most mail order house catalogs from the late 1800s in to the 1930s. The larger foursquare was particularly popular with mail-order companies, and foursquare variations were offered by all major mail order house companies in the early 1900s. One ad described the foursquare as: "The ever popular square type" which was "thoroughly American in architecture" and "a house anyone will be proud to identify as 'My Home.'" ³²

The acceptance of the pyramidal house type in general can be seen as a reflection of the fading popularity of Victorian architectural ideals. The clean lines and self-contained forms offered homeowners a refreshing change from the decorative exuberance of the late Victorian era, and the ready availability of plans via mail-order house made them quite attainable. Intact pyramidal houses in Cole Camp are significant as representative examples of a house type which was nationally popular at the turn of the 20th century.

Registration Requirements: Pyramidal Houses

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces, and most original exterior trim and other woodwork should remain in place. Door and window openings, especially on principal elevations, should be unaltered, and windows themselves should be original or at least fifty years old.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any

³⁰ Gowans, p. 90.

³¹ Gowans, p. 84.

³² Gowans, p. 84.

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changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open, of close to the same form as the original, and more than fifty years old. By the same token, surviving original porches represent an especially significant historic resource, and the existence of an original porch can outweigh other minor integrity issues.

Representative examples of the Pyramidal property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a house built ca. 1890 which received a new porch in 1920 would have a period of significance of ca. 1890-1920. △

Property Type L: Bungalow

Figure Fourteen. The E. H. Brauer House, ca. 1919. An intact bungalow with an ornamental concrete block front porch, and original weatherboard wall cladding.



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Description: Bungalow

The bungalows of the group are single storied houses, which sometimes have rooms tucked into the space under the roof, lit by dormer windows. Full or partial front porches are extremely common, occasionally wrapping around to one side or extending to form a terrace. Front porches are often located under the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are often supported by tapered square columns which rest on large square piers, or by heavy square brick posts. Many of the front porches of Cole Camp bungalows are constructed of ornamental concrete blocks or faced with native sandstone slabs.

All except for one of the 27 bungalows in the survey group have Craftsman styling, which was also used on several of the foursquares in town. Craftsman styling is typified by low to moderately pitched gable roofs with wide, open overhangs, exposed rafters, and decorative beams or brackets under the eaves. Windows are commonly double-hung, with the top portion being divided into vertical lights and the bottom consisting of one light. In all, Craftsman style buildings represent roughly 15% of the survey properties, and bungalows, just over 10% of the total.

Significance: Bungalow

The word "bungalow" comes from the Bengali noun *bangla* which describes a low house with porches on all or most sides. The first use of the term in the English language began in British India as early as the seventeenth century, and referred to simple structures which often served as shelters for travelers. The shelters, sometimes referred to as *dak-bungalows*, were one story in height with a high roof to let the heat rise, and open verandas to catch evening breezes. The term came into widespread use in England in the mid-1800s, at first referring to seaside cottages or second homes and eventually being used in a generic sense to describe modest picturesque dwellings.³³

The use of the word bungalow carried over to America, where it was used in a similar manner until the first decade of this century. The creation of the American bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the bungalow style in the early 1900s. Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate,

³³ See Clay Lancaster, The American Bungalow: 1880-1930 (New York: Abbeville Press, 1985) Chapter One for a complete discussion of the origin and use of the term.

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the underlying design principles were found to apply easily to much more modest dwellings.

One of the oldest and least altered bungalows in Cole Camp is the ca. 1914 H. M. McCall house, at 109 N. Elm St. The Mc Call house has a recessed porch with ornamental concrete block columns and balustrades. It is unique among the survey group in that its walls are sheathed with polygonal asbestos shingles. The gable ends of the roof and upper parts of the walls are dark red, and the bodies of the walls are a dull green. This same type of surface treatment has been observed on outbuildings in town which were built about the same time, but has survived on no other houses.

As the newest of the historic house types, bungalows are naturally among the more intact resources in the community. Many retain their original windows and porches, and have seen few exterior alterations in the last fifty years. Bungalows were extremely popular in Cole Camp from the 1910s to the 1930s. Intact bungalows in the community today are significant as representative examples of a common house type which was very popular, both nationally and locally, through much of the first third of the twentieth century.

Registration Requirements: Bungalow

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, and most original exterior trim and other woodwork should remain in place. Door and window openings, especially on principal elevations, should be unaltered, and windows themselves should be original or at least fifty years old. Because porch style and configuration are a defining feature of the property type, porches must be original.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Alterations to rear ells and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Representative examples of the bungalow property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, with a period of significance which corresponds to the construction date. □

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Property Type M: Automobile Related Commercial

Description: Automobile Related Commercial

The automobile related commercial building is a twentieth century property type which is directly related to automobile sales or service. Automobile related commercial buildings had as their principal historic function the sale and/or service of America's newest transportation mode, the car. In Cole Camp, there are four surviving historic automobile related commercial buildings, two are commercial garages and two are filling stations. All are located in the center of town, on busy commercial streets. Construction dates for those surviving buildings range from ca. 1919 and ca. 1929.

Subtype: Commercial Garage

Commercial garages are large commercial building which historically housed automobile sales and service operations. They are located in the business district, and are clearly commercial in appearance. The historic commercial garages in Cole Camp look much alike; both are large, low, one story brick buildings with flat roofs, concrete foundations, and very little ornamentation. The walls of both have shallow brick piers to create regularly spaced bays, and each has an elevated parapet wall above the main entrance. Windows are large, and each building has at least one garage type door to allow for cars to be driven in and out. The commercial garages in Cole Camp are among the largest historic buildings in town. The garages are slightly older than the surviving filling stations; the Kroenke Dort building on Maple Street was built around 1919, and the Viets Ford building on Main Street was erected in 1920.

Subtype: Filling Station

Filling stations are small buildings which were built specifically for the sale of gasoline to the general public. The surviving historic filling stations in town are also similar to each other. They are very modest buildings, with large covered drive-through areas which are roughly the same size as the building itself. Both buildings have a vaguely residential feel, with domestic styling and a drive-through area which looks somewhat like a large front porch. This is especially true of the ca. 1929 Frederich Oil Station, at the south end of Maple Street, which is styled to match a large porch which was added to the adjacent residential property at the same time the station was built. Both filling stations utilize limited Craftsman styling, with ornamental exposed rafters, and, on the Frederich Station, tapered porch posts on raised piers. Both also have hip roofs which cover both the building and the drive-through service area. The Leonard Oil Company building is just a block west of the Frederich building, at the corner of Boonville Road and Butterfield. It too was built ca. 1929.

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History: Automobile Related Commercial

Nationally, commercial garages and filling stations came into existence in the 1910s, as a result of the exploding national popularity of the automobile.³⁴ In less than a decade, the automobile went from being a novelty owned only by a wealthy few, to an integral component of American life. By 1925, automobiles had become the largest industry in the United States, and by the end of that decade, 55% of all American families owned a car.³⁵ That increase created a whole new category of commerce, which naturally had an effect upon the built environment; automobile related commercial buildings soon became part of the American landscape.

The filling station came into existence relatively early in that period of transition; some cities had such facilities before 1910. One history of the gas station noted that "early motorists treated their cars like horses, feeding them petroleum obtained from drums at the local livery, hardware or dry goods store....Eventually price-conscious motorists began bypassing traditional gasoline dealers in favor of a trip directly to the bulk-station." That practice resulted in the development of the filling station, which was described by the same source as a building type which was "at once highly sophisticated and disarmingly simple."³⁶ It should be noted that the term "filling station" is used here in a literal sense. The historic filling stations of Cole Camp had only drive-through lanes and tiny offices; they were not "service stations," a function which would require a space for working on the vehicles as well.

There were facilities in the community where one could go for automobile service, however. By 1920, Cole Camp had two commercial garages, both of which offered sales and service. The Kroenke Dort Sale and Service building was built at the north end of Maple Street around 1919, and the Viets Ford Agency built their building on Main Street in 1920. The Kroenke building soon converted only to service, and a commercial garage was operated there until around 1950. The Viets Ford building, which was the home of the first Ford dealership in the community, has continued in operation in its original function since it opened in 1920. The owners were granted a Chevrolet dealership in 1947, and it continues today as the home of WK Chevrolet.

³⁴ Daniel L. Vieyra, "Gas Stations", in Built in the U.S.A. (Washington, D.C.: Preservation Press, 1985) pp. 86-89.

³⁵ Jean-Pierre Bardou, et. al., The Automobile Revolution: The Impact of an Industry, (Chapel Hill: University of North Carolina Press, 1982) pp. 112-113.

³⁶ Vieyra, p. 86.

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The historic commercial garages in Cole Camp are among the largest historic buildings of any type in the community, and the WK is especially notable for its longevity of function. Although the early filling stations are no longer in use, they are substantially intact, and continue to reflect their early uses. The surviving automobile related commercial buildings in Cole Camp today are significant as tangible links with the early days of automobile travel in and through the community.

Registration Requirements: Automobile Related Commercial

Representative examples of the above property type will be eligible for inclusion in the National Register if they are reasonably intact, and readily recognizable to the period of significance. Intact properties will retain their basic original form, with no major alterations to principal exterior dimensions or rooflines. Original or early materials should predominate, especially on wall surfaces. Door and window openings, especially on the principal elevations, should be intact. Replacement windows may be acceptable, if they are similar to the originals in size and form. Most original exterior trim and other woodwork should remain in place.

Although the buildings must be reasonably intact to qualify for listing, alterations and minor changes are practically inevitable, and it is important to gauge the overall effect of any changes when evaluating eligibility. Rear additions and alterations to secondary elevations are acceptable, as long as they are not overly noticeable from the street. Additions and alterations which are more than fifty years old may have acquired historic value of their own and should be carefully evaluated. Representative examples of the Automobile related commercial property type which meet the above requirements will be eligible under Criterion C, in the area of Architecture, and under Criterion A, in the area of Commerce, with a period of significance which corresponds to the time in which they had the historic commercial function. △

The historic architecture of Cole Camp today provides a fine reflection of the community's rich history. The buildings are lasting reminders of the social and economic conditions under which they were erected.

They enrich our present and provide tangible links with our past.
A little care will ensure that they remain with us for years to come. ❖

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G. Geographical Data.

Although there are several small post-1940s subdivisions in the community, the city limits have not changed substantially since the mid-1920s. The geographical area, therefore, includes all land within the city limits of Cole Camp, as well as the properties which are located on the main roads in and out of town, within a half mile of the city limits.

H. Summary of Identification and Evaluation Methods.

The multiple property listing of the historic resources of Cole Camp is based upon an architectural and historical survey of the entire town which was conducted in 1998 and 1999. That project involved cataloguing and recording basic information about every reasonably intact historic building in the town of Cole Camp—252 properties in all. The survey developed a full inventory of the historic resources of Cole Camp, and linked individual properties with general themes in local and national history. Architectural historian and historic preservation consultant Debbie Sheals of Columbia, MO, was the primary contractor, and Robert Owens of Cole Camp, MO, was the project coordinator. Because local history has been generally well-documented, research for the survey focused upon recording property-specific information, as well as identifying general historical contexts.

Survey field work consisted of identifying and recording all buildings in the town which were likely to have been built before 1951 and which were still substantially intact. It should be noted that field work included recording the location of nearly all of the buildings in town, not just those over fifty years old. (Inventory forms were done only for those over or close to fifty years old.) It has been estimated that approximately 500 properties were identified and mapped. The locations for newer or greatly altered buildings were documented to allow a better analysis of existing concentrations of historic resources, as well as how those resources are impacted by the existence of non-contributing buildings.

Historical research was done throughout the survey project to identify good sources of local history, and to help connect individual properties with prominent early citizens and major historical themes. Both primary and secondary sources were consulted. Primary sources included tax and deed records, historic newspapers and other publications, and local census records. Secondary sources included local and county histories, the most notable of which were Hier Snackt Wi Plattdeutsch: Here We Speak Low German, Cole Camp Area History: 1839-1976, "Locations in Old Cole Camp," and "Locations in New Cole Camp."

The project also included an important oral history component. Most of the information assembled through oral history came from project coordinator Robert Owens, and lifetime local resident Hillard Wilckens. Mr. Owens grew up in Cole Camp, and returned to live there after many years away. He is an active and knowledgeable historian as well as the primary author of a

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comprehensive social history of the town: Hier Snackt Wi Plattdeutsch: Here We Speak Low German. Mr. Wilckens is a native of Cole Camp who clearly remembers local events and residents from the late 1920s to the present. He was able to name the early residents of an astonishing number of the historic houses in town. A comparison of historic tax records with the names he attached to many of the survey properties revealed that his memory is quite accurate, and the information he provided proved to be especially useful in identifying previously unknown early owners.

Information was also gathered from relatives of early builders, most notably from members of the Dieckman family, and from Mr. Clarence Brunjes. The Dieckman's have a long family history of building houses in Cole Camp; and family members today know of several of the homes they were responsible for. Mr. Clarence Brunjes, who still lives in Cole Camp, spent some time in the construction trade there, and worked with his father, Ernest Brunjes, on a few of the survey properties. The result of such collective memories is that builders have been identified for several of the early buildings in town.

From the survey project came the development of general historic contexts, along with the identification of several individual properties as well as three small potential districts which appeared to have National Register potential. It was also noted in the survey report that a Multiple Property Submission was perhaps the most efficient way to list important local resources in the National Register. The survey report was written with a Multiple Property Submission in mind, and this cover document has been based upon that report. The Central Cole Camp Historic District, which is being nominated as part of this project, is the district judged most clearly eligible for inclusion in the National Register as a result of the survey.

This cover document has been written to include historic contexts and to identify property types for all intact historic resources in the community. The historic contexts in Section E. are based upon chronological periods of development, as well as general patterns of architectural development. The contexts are as follows: I. *Settlement and Pre-Railroad Development: 1839 to 1880*; II. *Early Railroad Era: 1881-1914*; III. *Early Twentieth Century Development: 1915-1951*; IV. *Architectural Development: ca. 1861-1951*. The property types identified in Section E. are based for the most part upon building form, as stylistic characteristics among the survey properties are limited.

Integrity requirements are based upon the author's firsthand knowledge of every historic building in the community, as well as general knowledge of comparable properties throughout the state of Missouri. The electronic database developed during the survey project has been utilized to provide comparative data on such things as general levels of integrity and relative popularity of certain property types or styles. The database makes it very simple, for example, to identify all buildings of a particular building type, and to determine how many of the surviving examples in Cole Camp retain a significant level of integrity.

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It is expected that this cover document will lead to additional National Register nominations from Cole Camp. Likely candidates include one or two small historic districts, one or two urban farmsteads, and several notable individual buildings. Cole Camp has a rich, well-documented history; the streets today are graced with an impressive number of intact historic buildings which reflect that history. △

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